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Architect designed house with 1 ha of wooded land

Boulazac , **Dordogne** , **Nouvelle Aquitaine**



€483,000

inc. of agency fees

7 Beds 2 Baths 288 sqm 9842 sqm

In a sought after area, just 10 minutes from Périgueux, we present this spacious Architect House set on 1 hectare of land.

At a Glance

Reference	MFH-IJLQ4BR	Near to	Périgueux	Price	€483,000
Bed	7	Bath	2	Hab.Space	288 sqm
Land	9842 sqm	Pool	Yes	Land Tax	N/A

Property Description

Located just 10 minutes from Périgueux in the sought-after area of Boulazac, this Architect House offers 280 sqm of living space on two levels and sits on 1 hectare of land.

The spacious family home features a bright, open living area with large windows that provide a seamless

indoor-outdoor feel. A semi-open kitchen overlooks a charming patio, while three bedrooms and a bathroom are conveniently located on the same level.

The ground floor houses four additional bedrooms, a second living room, a bathroom, a laundry room, and a cellar, offering flexible living arrangements to accommodate family needs or guests while maintaining privacy.

The property is equipped with high-speed fiber optic internet connectivity for seamless online access. *Outside*, the house boasts a swimming pool and a spacious garage, all set on a buildable, wooded plot of about 1 hectare.

The Accommodation

The ground floor

- 3.24 sq.m - Laundry room
- 24,77 sq.m - Living room
- 7 sq.m - Bathroom (shower + bathtub and window)
- 2,41 sq.m - Independent toilet (hand wash)
- 4,06 sq.m - Cellar
- 11,47 sq.m - Floating parquet floor and French window
- 10,44 sq.m- Floating parquet floor
- 0,90 sq.m - Clearance
- 8,24 sq.m - Office/Bedroom
- 2,71 sq.m - Clearance
- 12,80 sq.m - Bedroom (cupboard)
- 21,87 sq.m - Boiler room

The first floor

- 19,96 - Bedroom + bathroom (shower and bathtub)
- 10,13 sq.m - Clearance
- 10,62 sq.m - Bedroom
- 15,40 sq.m - Office space
- 8,35 sq.m - Clearance
- 3,30 sq.m - Separate toilet (water point)
- 14,70 sq.m - Entrance
- 40,59 sq.m - Living room
- 23,45 sq.m - Kitchen

This is a beautiful house with a serene and peaceful atmosphere. It is ideal for relaxing in peace while remaining close to all amenities, schools, and infrastructure.

Environment & Surroundings

Near to Schools? ✓

And Before You Ask

Condition: Renovation project
Drainage: Connected to mains town system
Property Tax: €3000.00

Summary

Property type: Countryside house
Bedrooms: 7
Bathrooms: 2
Price: €483,000

Key Information

Internal Area: 288 sqm
Land Area: 9842 sqm
Floor: 2
How many Outbuildings: 1
Number of Fireplaces: 1
Property Features:

- garage 32 sqm

Has an Office / Study? Yes
Has a Garden Yes
Has a Terrace? Yes
Swimming Pool? Yes
Has ADSL/Broadband? Yes
Has Satellite TV Yes

Location: Nouvelle Aquitaine



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