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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

<b>Reference</b>	MFH-IJLQ4BR	<b>Near to</b>	Perigueux	<b>Price</b>	€483,000
<b>Bed</b>	7	<b>Bath</b>	2	<b>Hab.Space</b>	288 sqm
<b>Land</b>	9842 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	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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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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