Click to view MFH-IJLQ4BR

# 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** Perigueux **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**

Renovation Condition:

project

Connected to

Drainage: mains town

system

Property Tax: €3000.00

#### **Summary**

Countryside house Property type:

Bedrooms: Bathrooms 2

Price €483,000

#### **Key Information**

Internal Area: 288 sqm

Land Area: 9842 sqm

Floor: 2

How many

1 Outbuildings:

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

Yes

Has

ADSL/Broadband?

Has Satellite TV Yes

**Location: Nouvelle Aquitaine** 



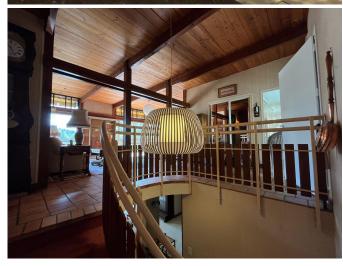
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#### C. BAUER – Sunday Times

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S. and L. BROWN



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