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## Character house with cottages and a pool in Dordogne

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



**€745,500**

inc. of agency fees

7 Beds   6 Baths   326 sqm   7861 sqm

Charming property in a quiet and wooded environment with quality services, a swimming pool and cottages set on a large plot with a pond near Périgueux.

### At a Glance

<b>Reference</b>	MFH-IJLL7BL	<b>Near to</b>	Périgueux	<b>Price</b>	€745,500
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	326 sqm
<b>Land</b>	7861 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located 10km south of Périgueux, this lovely property offers a peaceful and wooded setting with numerous high-quality amenities, including a swimming pool and cottages.

The main house, with a living area of approximately 226 sq.m, is all on one level, featuring a spacious and

bright living room of 70 sq.m which includes the open and equipped kitchen, three bedrooms each with their own private bathroom, and a mezzanine. The house opens onto a terrace with access to a large heated and secure swimming pool, as well as a pool house with a spa. On the lower level, there is a laundry room, a garage of about 60 sq.m, two living areas that can be converted into bedrooms or sports areas, and a 60 sq.m cottage with a terrace and independent entrance.

In addition, there are two semi-detached houses of 50 sq.m each with a terrace and fenced garden, completely independent from the main house. The property is set on a landscaped plot of 7,871 sq.m, which includes a pond, numerous trees (including palm trees), and outdoor facilities such as a raised wooden terrace, a patio, a lean-to, and a rainwater tank that supplies all the sanitary facilities of the estate as well as the automatic watering system.

## The Accommodation

### The ground floor

- 50 sq.m - **gite 2**
- 50 sq.m - **gite 3**
- 6,40 sq.m - entrance with cupboard
- 56 sq.m - kitchen/ dining room
- 23 sq.m - salon
- 24,50 sq.m - Mezzanine
- 26,40 sq.m - master bedroom (sde + wc + closet)
- 2,50 sq.m - wc
- 3.30 sq.m - corridor
- 14,50 sq.m - ensuite bedroom
- 13,80 sq.m - ensuite bedroom

### The lower floor

- 60 sq.m - **Gite 1**
- 3 sq.m - stairwell
- 4,70 sq.m - corridor (not heated)
- 10,80 sq.m - room (not heated)
- 16,30 sq.m - room (not heated)

## Outside

- Exterior shed 10 sq.m
- Terrace on piloti 15 sq.m
- Garage 65 sq.m

- Pool-house with spa/games room 44 sq.m
- Laundry/Cellar 20 sq.m
- Patio (ping/pong area) 20 sq.m

*An incredible living environment, both indoors and outdoors, while remaining close to all amenities.*

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Bathrooms	6
Price	€745,500

## Key Information

Internal Area:	326 sqm
Land Area:	7861 sqm
Floor:	3
How many Outbuildings:	3
Number of Fireplaces:	1
Property Features:	
• 2 cottages	
• poolhouse	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine



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