

[Click to view MFH-IJLEA4BG](#)

## Recent Périgourdine house with a landscaped park

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



# €449,000

inc. of agency fees

4 Beds   2 Baths   190 sqm   4047 sqm

This spacious Périgourdin-style house provides a peaceful countryside charm while being close to urban amenities.

### At a Glance

<b>Reference</b>	MFH-IJLEA4BG	<b>Near to</b>	Perigueux	<b>Price</b>	€449,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	4047 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This spacious Périgourdin-style house is situated in a prestigious residential area at the entrance of Périgueux. The property was built in 2002 on a fully enclosed and landscaped park spanning over 4000 square meters. The predominantly flat land includes a large terrace at the rear, providing an idyllic setting.

### The Accommodation

The ground floor comprises a large entrance hall, a combined living and dining area, and a fully equipped kitchen. Additionally, the house features a bedroom or office on the same level, a bathroom, a toilet, a laundry room, and a double garage.

*Upstairs*, a landing leads to three spacious bedrooms, a bathroom, and a toilet. There is potential for expansion to accommodate additional requirements.

The house boasts a generous basement with multiple compartments, including an approximately 85 sq.m garage, a workshop, and a crawl space. This property offers modern comforts such as double PVC glazing, good insulation, an automatic wrought iron gate with a videophone, connection to the sewer system, an automatic watering system, rainwater harvesting, and access to fibre optic internet.

## **The Location**

Ideally situated in a rural setting with close proximity to amenities, with motorway access just 5 minutes away (without disturbances), and a commercial area (La Feuilleraie) approximately 10 minutes away. The centre of [Périgueux](#) is a 15-minute drive, and there is a municipal pool just 2 km away. Furthermore, it is conveniently located near the Péribus stop and only 2 km from the train station/SNCF shuttle, allowing for convenient commuting to Périgueux without the need for a car.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€449,000

## Key Information

Year Built:	2002
Internal Area:	190 sqm
Land Area:	4047 sqm
Floor:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes

## Location: Nouvelle Aquitaine



# Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates