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Recent Périgourdine house with a landscaped park

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



€465,000

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

| | | | | | |
|------------------|--------------|----------------|-----------|------------------|----------|
| Reference | MFH-IJLEA4BG | Near to | Perigueux | Price | €465,000 |
| Bed | 4 | Bath | 2 | Hab.Space | 190 sqm |
| Land | 4047 sqm | Pool | No | Land Tax | 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 | €465,000 |

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



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