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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

<b>Reference</b>	MFH-IJLEA4BG	<b>Near to</b>	Perigueux	<b>Price</b>	€465,000
<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	€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



# Gallery







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