

## BOULAZAC: Pretty, quiet house in a cul-de-sac



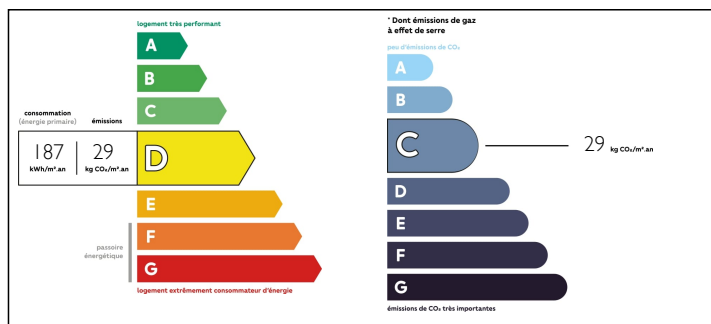
## INFORMATION

Town:	Boulazac Isle Manoire
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	1442 m2

## IN BRIEF

BOULAZAC: Pretty, quiet house on the edge of a wood. House comprising: 1 entrance, 1 kitchen opening onto 1 living/dining room, 1 bathroom, 3 bedrooms, 1 WC, 1 terrace and 1 garage. House assets: - Impeccable 82 m<sup>2</sup> house with 40 m<sup>2</sup> garage. - Crawl space under half the house - Double-glazed windows - Pellet stove - Mains drainage - Fully equipped kitchen - Close to all amenities - Péribus line - Well-renovated house - Direct access to terrace from living/dining room and kitchen - Insulated attic and basement - Direct access to the forest

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES