



## Family home in a quiet area on the heights of Boulazac, close to the city center



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 479,956.63

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Boulazac
Ταχυδρομικός κωδικός:	24750
Δημοσιεύθηκε:	30/03/2026

#### Περιγραφή:

Located in the hills above Boulazac, in a particularly quiet and sought-after residential area, this family home offers a privileged living environment while benefiting from the immediate proximity of amenities and the Peribus bus line. Built in 2003 on a fully finished, semi-basement, this property impresses with its spaciousness, functionality, and potential for expansion. A bright and pleasant living space. On the ground floor, the house comprises: A welcoming entrance hall A large, bright living/dining room A separate kitchen with access to the balcony Three comfortable bedrooms A bathroom with shower A basement with multiple possibilities. Fully finished, it provides a true additional living space: Office Large living room with kitchen Playroom Bedroom Shower room Separate WC Laundry room, ample storage, and garage. Ideal for a large family, a home-based business, or the creation of a second home. Exterior and environment The grounds, wooded and fully enclosed, offer a secure and pleasant setting: Electric gate Swimming pool Quiet environment without nuisance Features and comfort Underfloor heating Double glazing Alarm Electric blinds Professional's opinion A house with generous volumes, located in a sought-after area, offering a peaceful living environment and rare potential in the immediate vicinity of Perigueux.

Κατάσταση:	Good
Κατασκευάστηκε:	1994

### Κοινά

Κρεβατοκάμαρες:	5
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Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	250 τ.μ
Μέγεθος αυλής:	1194 τ.μ

### Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

### Utility details

Heating Fuel:	Gas
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### Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	92
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### Building details

Parking:	Ναί
Number of Garages:	1
Αριθμός ορόφων:	1

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/TXNV-T30302/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30302/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: E307C432A4A145D2

