



## House with pool, outbuildings and buildable land [?] Prime setting near Périgueux



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 272,249.24

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Boulazac
Cap:	24750
Pubblicato:	17/03/2026

### Descrizione:

Located in a pleasant setting, close to amenities and served by the Peribus network, this house offers an ideal living environment combining comfort, space, and potential. Upon entering, you'll discover a beautiful, bright, open-plan living area comprising a lounge and dining room with an inset fireplace, opening onto a large terrace perfect for enjoying sunny days and al fresco dining. The fully equipped, separate kitchen completes this welcoming space. The sleeping area includes three comfortable bedrooms, with the possibility of creating a fourth bedroom to suit your needs, as well as a bathroom and a separate WC. On the garden level, the house features a very functional additional space including a summer kitchen, an extra bedroom with a sink and closet, and a large garage offering numerous conversion possibilities. Outside, the property boasts a superb wooded plot of approximately 3,000 m<sup>2</sup>, part of which is buildable and could be divided into two lots, offering real potential for development or investment. You will also enjoy a relaxation area with a swimming pool and pool house, as well as a large, detached 59 m<sup>2</sup> garage with a mezzanine, ideal for a tradesperson, a collector, or for storage. Features include: PVC double glazing, reversible air conditioning, mains gas central heating, a closed fireplace, and mains drainage. This property offers generous living spaces and strong potential, ideal for a family or for a development project, just minutes from amenities and the center of Périgueux. A rare find, not to be missed. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Comune



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Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 113 mq

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Gas

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 306

### Building details

Parking: Sì  
Number of Garages: 1  
Numero di piani: 1

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TXNV-T29735/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29735/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 462E5AB456864509

