



## Maison familiale au calme [?] Secteur recherché proche de toutes commodités



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 356,740.38

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Boulazac  
 ZIP code: 24750  
 Posted: Mar 07, 2026

### Description:

Ideally located in a peaceful setting yet close to shops and services, this charming house offers a comfortable and functional living environment. The main house, all on one level with a finished basement, comprises an entrance hall opening onto a bright and spacious open-plan living area with a lounge, dining room, and fully equipped kitchen, with double access to the terrace for enjoying the outdoors. The sleeping area includes three bedrooms, a bathroom, and a separate WC. The finished basement provides additional space that could easily be converted into a self-contained studio. It includes a bedroom, a living area, and a shower room with WC. A garage with an electric door completes the property. Outside, you will enjoy a fenced and landscaped garden with an electric gate, offering privacy and tranquility. Comfort features include: air-to-air heat pump heating, double glazing, and a water softener. An ideal property for a family or for a project with independent living space, in a highly sought-after area. 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)

Built: 2005

### Common

Bedrooms: 3  
 Bathrooms: 1  
 Finished sq. ft.: 134 sq m  
 Lot Size: 1312 sq m



## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 91

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T29360/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29360/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 602843B5586A47E7

