

Charming property - 5 beds, 1 acre, peaceful location, no immediate neighbours, river frontage - Dordogne

EXCLUSIVE



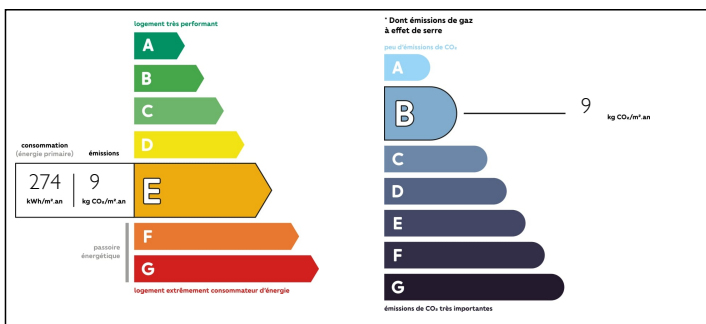
INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	4382 m2

IN BRIEF

Situated on the edge of the Périgord-Limousin nature park this beautiful detached property is within a short distance of a market town with a weekly year round market, shops, banks, supermarkets, schools, doctors, dentist, bars, restaurants and a train station. Surrounded by nature, this property is very private with no overlooking neighbours, it has a large garden with the possibility for a pool and a direct access to the river frontage. The property has been tastefully restored and boasts a large open-plan living area, 5 spacious bedrooms, 2 bathrooms, an office and a garage and shed.

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.



LOCAL TAXES

Taxe foncière: 948 EUR

NOTES

DESCRIPTION

This detached stone house has been tastefully restored in neutrals, it benefits from electric radiators throughout, a wood burner in the living room, double glazing and feature beams. There is a large double bedroom and a shower room on the ground floor.

HOUSE 200m2

GROUND FLOOR:

ENTRANCE wood staircase to 1st floor

(Open-plan living room/dining room with a fully fitted kitchen with a range of wall and base units and breakfast bar, front aspect lounge area with fireplace and wood burner and large dining room with door to front aspect)

KITCHEN 18,19m2 (6,43m x 2,83m) tiled flooring, rear aspect

LOUNGE/DINING ROOM 27,90m2 (8,83m x 3,16m) front aspect, fireplace with wood burner, tiled flooring.

BATHROOM 4,59m2 (2,38m x 1,93m) (shower, hand basin, separate wc)

REAR HALLWAY 10,46m2 (1,97m x 5,31m) door to rear aspect, tiled flooring, staircase to 1st floor landing.

STORE

OFFICE 16,87m2 (3,8m x 4,44m) front aspect, tiled floor

BEDROOM 1 - 16,39m2 (4,28m x 3,83m) door to front aspect, tiled floor.

FIRST FLOOR:

LANDING 25,64m2 (13,22m x 1,94m) rear aspect, double doors giving out to a rear terrace and rear garden.

SEPARATE WC 1,86m2 (1,59m x 1,17m) wc, hand basin, tiled floor

BEDROOM 2 - 15,98m2 (4,23m x 3,78m) front aspect

BEDROOM 3 - 11,08m2 (3,77m x 2,94m) front aspect, wood floor, wardrobe

STORE ROOM 4,29m2 (2,86m x 1,50m)

BEDROOM 4 - 16,77m2 (4,3m x 3,9m) front aspect