

Lovely 3 bed house perfectly situated in a peaceful riverside position. 1,36 acres incl woodland - Dordogne



## INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	71 m2
Plot Size:	5530 m2

## IN BRIEF

A super property situated within 6 minutes of the thriving market town of Thiviers, with its supermarkets, cafés and railway station with connection to Paris and Bordeaux, this house is ideally placed at the end of a residents only country lane, in a quiet country location with riverside frontage, while still having quick and easy access to the outside world. The international airport at Limoges is under an hour.

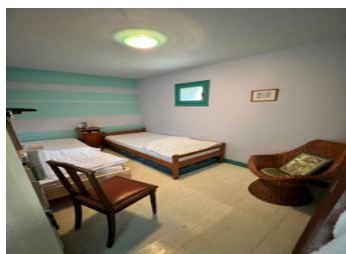
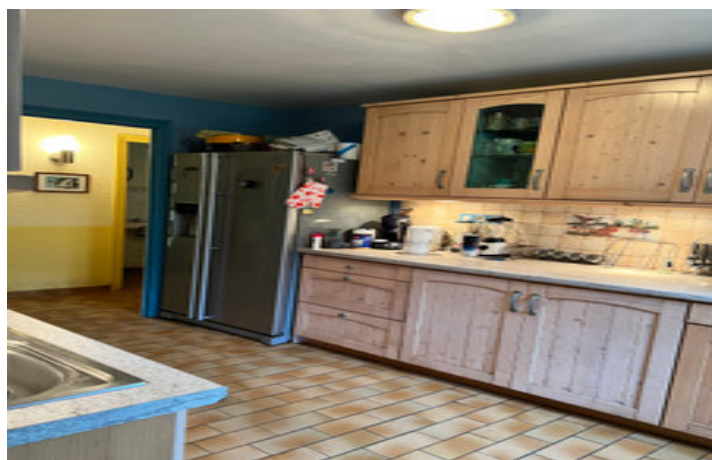


## ENERGY - DPE



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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: 790 EUR

## NOTES

## DESCRIPTION

The ground floor is built over the basement garage and cellar. It consists of a kitchen with fitted units, a sitting room, the main double bedroom, also a shower room and separate WC. On the top floor there are another two bedrooms.

The wrap around balcony is accessible from both the kitchen and the sitting room. The balcony is east and south facing, ideal for relaxing moments looking out over the woods that are part of this property. The alternative is to sit out on the excellent covered terrace which, has a stone barbecue, water and electric and, is a great place to entertain friends and family.

The house is sold with over 1,36 acres of lawns and woodland which stretch down to the river Isle. The house would make a great family home, given its situation, close to shops and schools and would be as easy suited for a lock-up and leave.

HOUSE 71m<sup>2</sup>

GROUND FLOOR

Entrance hall 4,71m<sup>2</sup>

Living room. 21,6m<sup>2</sup> (access to 1st floor, door to terrace balcony, access to basement, chimney with insert woodburner, dual aspect windows)

Kitchen 10m<sup>2</sup> (range of fitted base and wall units, tiled floor, front aspect, door to terrace balcony)

Bedroom 1 - 10m<sup>2</sup> (front aspect, fitted wardrobe)

Separate WC 1,29m<sup>2</sup>

Shower room 3,32m<sup>2</sup> (shower cubicle, hand basin, rear aspect)

Loft access

Wrap around balcony

1ST FLOOR

Landing with loft access 1,5m<sup>2</sup>

Bedroom 2 - 8,31m<sup>2</sup> (front aspect)

Bedroom 3 - 9,9m<sup>2</sup> (rear aspect)

BASEMENT 56m<sup>2</sup> total

Garage 32m<sup>2</sup> with sliding door

Laundry area

Store room 24m<sup>2</sup>