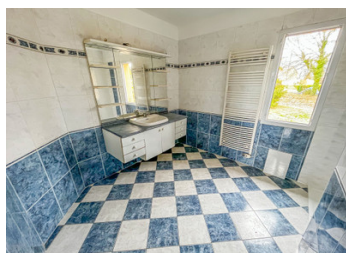


Beautiful house in a quiet hamlet with lots of space and 49 truffle trees (15 years old)



## INFORMATION

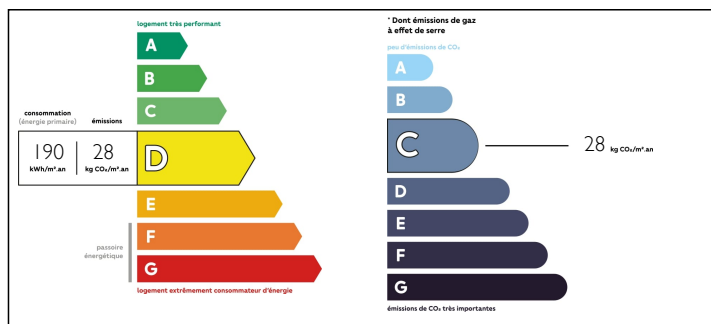
Town:	Saint-Aubin-de-Nabirat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	4300 m2



## IN BRIEF

This house is immediately habitable but still has some potential to improve. Plenty of storage space and some income potential in the form of a truffle orchard. Separate double garage.

## 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.



## DESCRIPTION

As you walk through the front door into the spacious hallway, you have the large living area on your right (50+m2) consisting of an open space living, kitchen and dining room. There are two large french windows through which you can access the terrace and back garden.

On the other side of the house, you have a large open office space, a bathroom and three spacious bedrooms.

There is a basement with the same surface area as the house, containing a double garage, a large utility room, another storage room and a large cellar.

There is another double garage, providing even more storage space. Perhaps this could be converted into another dwelling?

## NOTES

The land (4300m2) is surrounded by a fence on three sides. There are 49 truffle trees (green oaks), 15 years old and really starting to produce!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>