

5-Bed Restored Home, Garden & Garage. Peaceful - 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

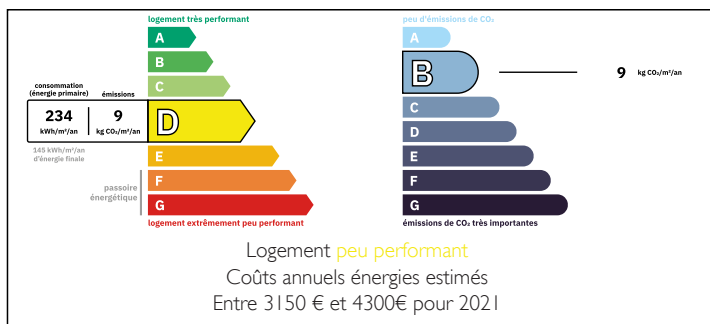
Located on the edge of the stunning Périgord-Limousin Nature Park, this beautifully restored detached property offers the perfect blend of privacy, space, and convenience. Just a short drive from a lively market town with year-round weekly markets, full amenities, and a train station, the home is ideally situated for both tranquility and accessibility.

Surrounded by nature with no immediate neighbours, the property features generous front and rear gardens, direct access to the river, and space to install a swimming pool. Inside, the house has been tastefully renovated and offers a spacious open-plan living area, five large bedrooms, two bathrooms, an office, a garage, and an outbuilding.

Thanks to its thoughtful layout, the property can easily be divided to create two separate living units — ideal for extended family, guests, or rental potential.



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 charming detached home has been tastefully restored, featuring double glazing, electric radiators, exposed beams, and a wood burner in the living room. With a spacious guest bedroom and shower room on the ground floor, the layout easily adapts for dual living or private space when friends or family visit.

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)