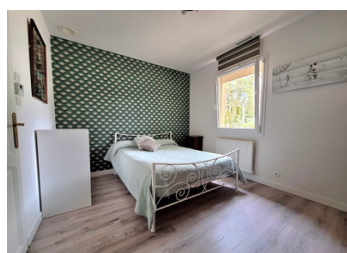
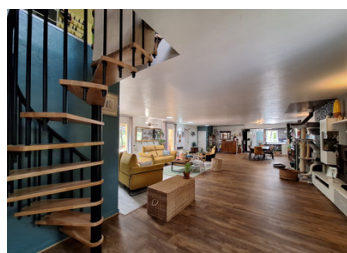
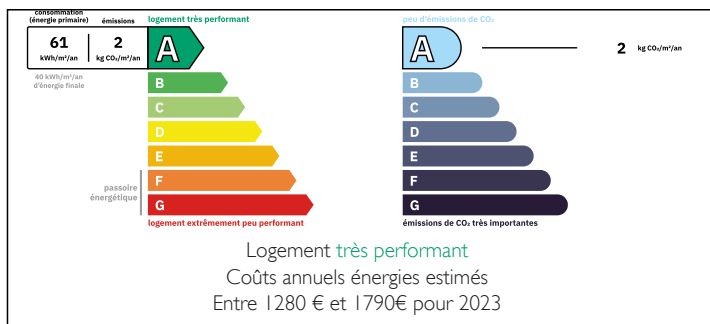


five-bedroom house with large living room



ENERGY - DPE



INFORMATION

Town:	Nadaillac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	266 m2
Plot Size:	11483 m2

IN BRIEF

Come discover this superb 266m² house located on the Sarlat/Brive axe with a fully fenced and wooded 11,483m² plot of land with a 15x6m salt-water swimming pool.

The house benefits from two reversible pumps powered by 12 solar panels, ensuring very low electricity consumption.

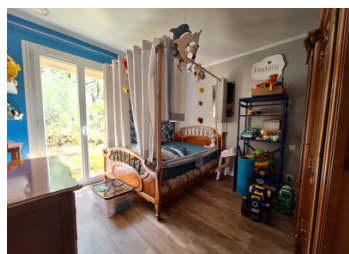
A spacious entrance leads to three bedrooms, a shower room, and a large 113m² living room with its fully equipped open kitchen, which opens onto a large sheltered and fenced terrace for children. On the other side, two bedrooms, a toilet, and a bathroom complete the ground floor.

Upstairs, a large 65m² room currently used as an office completes the house.

Outside, a 145m² shed with adjoining offices would be perfect for a construction professional,

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: 1300 EUR

NOTES

DESCRIPTION

Stunning 266 m² Property with Pool & Outbuildings
– Prime Sarlat / Brive Location

Discover this exceptional 266 m² property ideally located on the highly sought-after Sarlat–Brive axis. Set on a fully fenced and beautifully landscaped 11,483 m² plot, it offers peace, comfort, and outstanding potential.

Thanks to two reversible heat pumps powered by 12 solar panels, the home delivers excellent energy performance and remarkably low electricity consumption.

Main House Layout

A spacious entrance leads to three bedrooms and a modern shower room.

The impressive 113 m² living area, filled with natural light, features a large lounge/dining room and an open-plan, fully equipped kitchen.

Direct access to a wide, covered and secure terrace makes it ideal for family life and relaxing outdoors.

On the other side of the ground floor, two additional bedrooms, a bathroom, and a separate toilet complete the layout.

Upstairs, a 65 m² room currently used as an office offers multiple possibilities—games room, extra bedroom, leisure space, or home cinema.

Outdoor Features & Outbuildings

15 × 6 saltwater swimming pool surrounded by greenery

145 m² hangar with adjoining offices—perfect for craftsmen, contractors, or conversion into a second dwelling

Carport, chicken coop, and a fully glazed garden greenhouse