LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42895SUG24 Price: 506 000 EUR

agency fees to be paid by the seller

A sizable 4 bedroom country house with a large amount of land, outbuildings and a stunning view















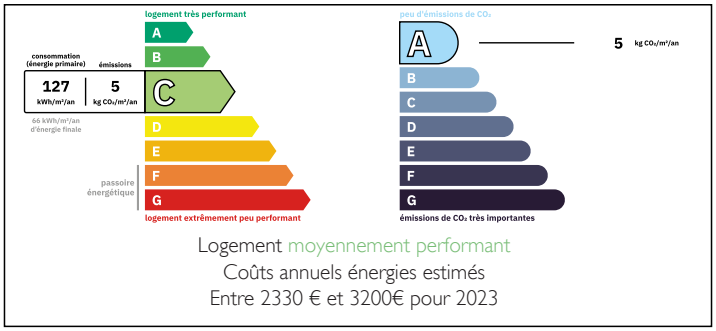
INFORMATION

Town:	Nanthiat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	50761 m2

IN BRIEF

An attractive and spacious country house at the edge of a hamlet with uninterrupted views and enough land and outbuildings for horses. The house has an open plan interior and a raised terrace facing the view. It has 4 bedrooms including a master suite on the 2nd floor, a well equipped kitchen, a bread oven, solar panels and its own water supply!

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2330 € et 3200€ pour 2023

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.

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NOTES

DESCRIPTION

Lower floor
Sitting room 42 m²
Kitchen 14 m²
Utility room with w/c 12,5 m²
1st bedroom 15 m²
Washroom with washbasin, shower and bath 9 m²
W/c 9 m²
2nd bedroom 15 m²

Upper floor
Landing 15 m²
3rd bedroom 14 m²
Washroom with shower and washbasin and w/c 8 m²
4th bedroom (suite) with w/c 42 m²

Basement
Office 17 m²
Utility room 23 m²
Cellar 34 m²
Garage 80 m²

Outbuildings
1st outbuilding 348,50 m²
2nd outbuilding 192,50 m²
3rd Outbuilding 172 m²

Land 50761 m²

Amenities
Local shops 4 minutes by car
Local supermarket 10 minutes
Nearest SNCF Train station 10 minutes
Nearest Airport (Limoges) 60 minutes

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