

Luxury 5-Bed Family Home with Indoor Pool, Games Room, Independent Living Potential, and Private Grounds.



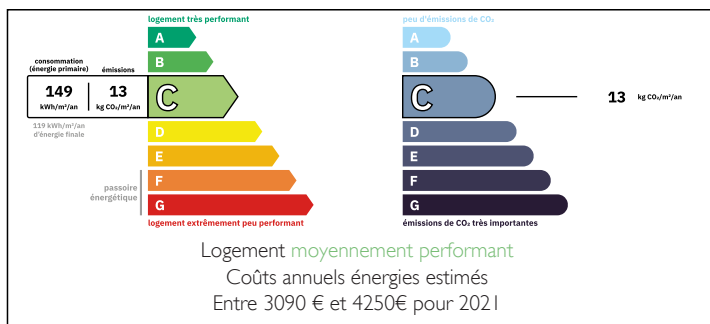
INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	276 m2
Plot Size:	13309 m2

IN BRIEF

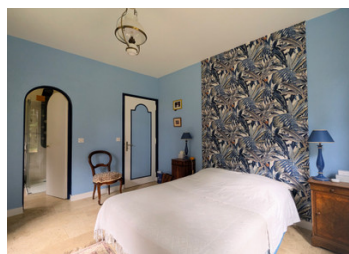
This exceptional 5-bedroom home combines luxury, comfort, and modern family living, perfect for relaxing and entertaining. The spacious open-plan layout creates a bright, flowing interior that connects seamlessly to the outdoors. Set within a large private garden, the property features a generous patio and BBQ area and a superb swimming pool with its full-height dome for year-round use. A versatile pool studio with kitchenette, washing facilities, and living area offers ideal leisure space or independent living potential. Inside are five comfortable bedrooms, including 2 ground-floor ensuite bedrooms, ideal for guests or multi-generational living, plus a substantial first-floor games room and 3 further bedrooms. The property also offers business potential, with a separate entrance to the first floor, ideal private client access, or independent accommodation. Combining elegant interiors with outstanding leisure space, this stunning home offers a truly exceptional...

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.



DESCRIPTION

This exceptional 5-bedroom home combines luxury, comfort, and modern family living, perfect for relaxing and entertaining. The spacious open-plan layout creates a bright, flowing interior that connects seamlessly to the outdoors. Set within a large private garden, the property features a generous patio and BBQ area and a superb swimming pool with its full-height dome for year-round use. A versatile pool studio with kitchenette, washing facilities, and living area offers ideal leisure space or independent living potential. Inside are five comfortable bedrooms, including 2 ground-floor ensuite bedrooms, ideal for guests or multi-generational living, plus a substantial first-floor games room and 3 further bedrooms. The property also offers business potential, with a separate entrance to the first floor, ideal private client access, or independent accommodation. Combining elegant interiors with outstanding leisure space, this stunning home offers a truly exceptional lifestyle opportunity.

This property has double glazing throughout. The principal source of heating is an oil-fired central heating boiler, but there is also an air source heat pump giving heating and air conditioning in the open plan lounge/diner. Sanitation is taken care of by a modern legally compliant individual wastewater treatment system with two micro-treatment plants.

LOCAL TAXES

Taxe foncière: 1644 EUR

NOTES

LOCAL AREA

This property is located in a small hamlet in the commune of Natheuil. The town of Thiviers (24800) is 3.6km away. Thiviers is a well-served market town offering a comprehensive range of everyday amenities, making it ideal for convenient full-time living. The town provides a selection of supermarkets, independent shops, traditional...