

Income potential: 3 detached stone houses, large barn, 5+ acres, ideal for horses, countryside views-Dordogne



INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	270 m2
Plot Size:	22206 m2

IN BRIEF

With delightful views of the rolling countryside this lovely renovated property is within easy reach of a town with a weekly market yet, is situated in a private peaceful hamlet location. Set on over 5 acres of enclosed land, the property consists of three detached stone houses placed around a courtyard area with separate terraces and gardens. There is also a large barn in great condition which could be renovated to create further accommodation or would be suitable for use as stables. The airport of Limoges is just 58km and is serviced by the low cost airlines.



ENERGY - DPE

DPE blank.

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: 1490 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ensemble of three detached renovated properties creating a great business opportunity and a monthly income. Two houses rent throughout the year on long-term rentals but they would also be easily let throughout the summer months on short term rentals. All three houses have been renovated, each one is individual and they all retain plenty of character and charm with exposed stone walls and feature beams.. The property sits on over 5 acres of fenced land.

The property has the benefit of oil central heating/woodburners/electric heaters and double glazing. There are two septic tanks which service the property.

HOUSE 1 (123m²):-

Heating:- Electric radiators with ceramic linings throughout and woodburner

GROUND FLOOR:

Dining room (door to terrace, window to front aspect, tiled floor beams)

Lounge area (Woodburner, window to front, tiled floor, stone walls, beams)

Kitchen (modern fitted kitchen range of floor and wall units)

Office area (window to rear)

Utility room with wc and hand basin

FIRST FLOOR:

Bedroom 1 (windows to front, chestnut floor, beams)

- Walk-in spacious dressing room

- En-suite (shower, wc & hand basin, heated towel rail)

Bedroom 2 (window to side aspect)

Bedroom 3 (window to side aspect)

Bathroom (bath with shower above, wc, hand basin, heated towel rail, tiled)

ADJOINING BARN for renovation (70m²) door to front and rear aspect.