

Detached Charming Country Home, Heated Pool, Guest Annex, Scenic Views, Near Verteillac, Villebois-Lavalette



INFORMATION

Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	7970 m2

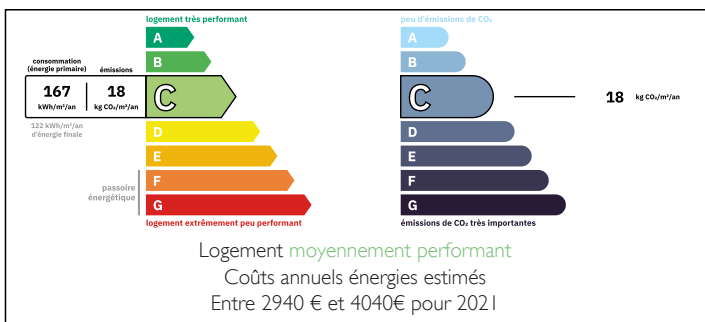
IN BRIEF

This beautifully renovated character property offers versatile accommodation ideal for multi-generational living, guest rental income, or simply hosting friends and family. With 4 bedrooms, 3 bathrooms, a heated swimming pool, and stunning countryside views, it's a perfect blend of rustic charm and modern convenience.

Situated in a peaceful rural location yet only 15 minutes from the popular market towns of Villebois-Lavalette, Montmoreau, and Ribérac – famed for its vibrant Friday market. The charming village of Verteillac, with restaurants, boulangerie, bank, and local amenities, is just 10 minutes away.



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.



LOCAL TAXES

Taxe foncière:	1087 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Property Description

This detached French country home sits within beautifully landscaped gardens with a sweeping driveway leading to a large parking area. To the left, the main residence; to the right, a spacious open barn ideal for storage or conversion.

Main Accommodation

Entrance Hall (18m²)

A bright and welcoming entrance hall leading to the main rooms of the house.

Utility Room (7m²)

Fitted with a water softener, plumbing for laundry, a sink, and practical storage units – perfect for day-to-day living.

Master Bedroom (33m²)

Generously sized with direct garden and pool access via two sets of glazed doors. Ensuite bathroom with bath, basin, and W.C.

Bedroom 2 (20m²)

Another spacious bedroom with its own ensuite shower room and W.C.

First Floor Living Space

Open-Plan Living Area (90m²)

A light-filled space featuring a sitting area, dining area, and fully equipped kitchen with island, oven, hob, extractor, dishwasher, and fridge/freezer. Exposed beams, stone walls, and wooden floors add warmth and character. Panoramic views of the garden, pool, and rolling countryside. Direct access to the sun terrace and pool.

Guest Accommodation / Gîte Potential

Adjoining the main house with independent access, this private suite is ideal for holiday rental, Airbnb, or visiting guests.

Guest Living Area with Kitchen (31m²)

Cosy and characterful with a chimney and