

Detached Charming Country Home with Versatile Accommodation. 4 bed, 3 Bath, Heated pool. Views



INFORMATION

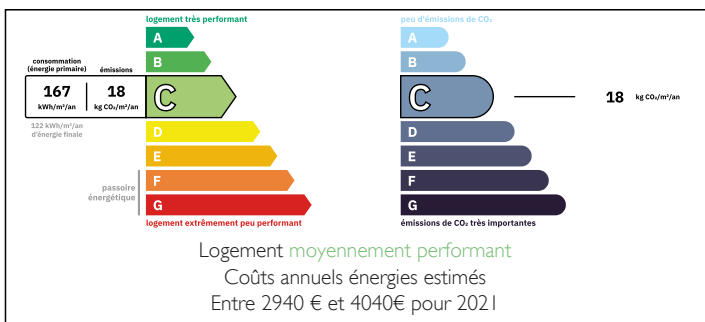
Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	7970 m2

IN BRIEF

This exceptional property offers flexible living arrangements, with a separate Guest Area featuring independent access, perfect for friends and family. Detached country property yet 15 minutes to Villebois Lavelette which has all amenities as well as Montmoreau, and Ribérac which has a super open market every Friday morning. Verteillac which has restaurants, bakers, bank etc is 10 minutes.

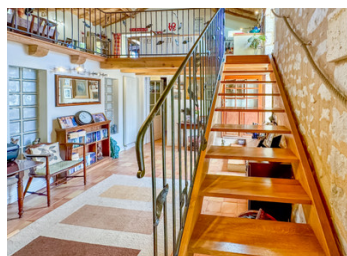


ENERGY - DPE



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: 1087 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The home is set on beautifully landscaped grounds, with a driveway leading through the garden to a spacious parking area. To the left is the main house, and to the right, an open barn offering ample storage and covered parking.

Main Accommodation

Entrance Hall (18m²):

A welcoming space leading to the main living areas.

Utility Room (7m²):

Complete with a water softener, plumbing for a washing machine, a sink, and storage units—ideal for functional day-to-day living.

Master Bedroom (33m²):

A generous room featuring two sets of glazed doors that open onto the garden and swimming pool area. The large Ensuite Bathroom includes a bath, basin, and W.C.

Bedroom 2 (20m²):

A comfortable second bedroom, also with its own Ensuite Shower Room and W.C.

First Floor:

Living Area (90m²):

A stunning open-plan space combining a Sitting Area, Dining Area, and Kitchen. The original beams, natural stone wall, and wooden floors create a warm, rustic ambiance. Large windows flood the space with light and offer views of the garden, countryside, and pool. The fully equipped kitchen includes ample storage, an island, oven, hob, extractor fan, dishwasher, and fridge/freezer. A door leads out to the Terrace and Pool Area.

Guest Accommodation

Adjoining the main house, the guest suite offers private and comfortable living quarters.

Living Area with Kitchen (31m²):