

Character property, 3 beds, covered terrace, huge barn, 4600 m land at the edge of a quaint hamlet.



INFORMATION

Town:	Nailhac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	4600 m2



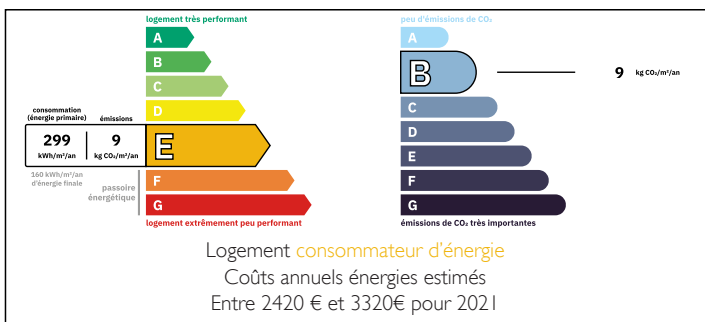
IN BRIEF

Tucked away at the edge of a picturesque hamlet in the black Périgord, near Nailhac this well presented property is bursting with charm and could be your next perfect family home, holiday residence, business venture and so much more!

The main house sits slightly elevated with wrap around garden, large old stone barn along with adjoining stone building that was the old "hen house". Large grounds with 2900 m2 of this having planning permission to further develop.

Nearby towns of Hautefort & Montignac are a short drive away along with excellent motorway links to reach major towns of Périgueux & Brive makes this house ideally placed to enjoy the tranquility of the countryside yet easily accessible for all your day-to day needs.

ENERGY - DPE



Call us today as viewing is highly recommended!

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: 191 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Double wooden barn gates accesses the property with the main house with attached old bread oven (used to serve the whole village) on the right hand side, the old barn is the left hand side.

Main house:

Upper ground level:

Set of stone stairs with old limestone sink feature, main entrance to the house steps directly into the living room (34m²) with a large fireplace with wood burner.

Door off the living room leads to Bedroom 1 (19.3 m²), double aspect windows and ensuite bathroom (4.4 m²)

Doorway from living room leads to the kitchen (27 m²), a range of wooden base & wall cabinets.

Double doors from the kitchen leads onto the covered terrace (20.3 m²).

Solid wooden staircase in the kitchen leads to the lower ground floor.

Lower Ground level:

Hallway (8 m²) with a doorway to the cellar/storage room with plumbing for washing machine.

Bedroom 2 (17.4 m²) with French doors to the side garden side of the house

Bedroom 3 (14 m²) with French doors to the front garden side of the house.

Bathroom/wetroom with WC (6 m²)

Cellar/cave (51 m²)

Old bread oven (5 m²)

Outside:

Barn 150 m²

Old hen house 37 m²

Garden 4600 m² - completely fenced and with pond.

Technical