

Stunning longère house with swimming pool in the rolling countryside: Loft apartment, 2 gites, huge workshop.

EXCLUSIVE



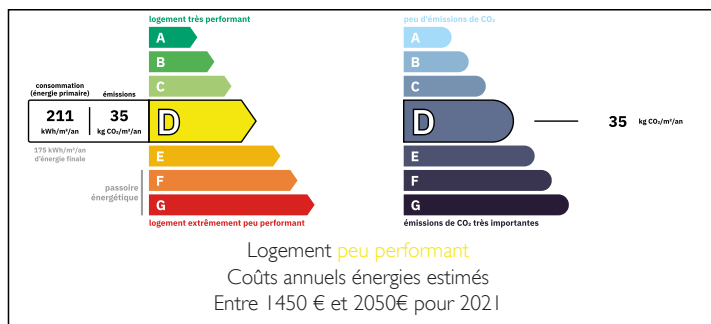
## INFORMATION

Town:	Nanthiat
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	251 m2
Plot Size:	2261 m2

## IN BRIEF

Set amongst a small group of houses in the rolling Dordogne countryside, this Longère-style property is a fabulous option for those seeking a character property with a seasonal rental income. The main living accommodation is located in the huge attic apartment with its stunning open beam structure. An entrance hall with a grand staircase leads up to the apartment. At the top of the stairs, the generous master bedroom with bathroom is a private haven suitable for luxurious fixtures and fittings. The living space is brimming with character and flooded with natural light, and 3 dormers with Juliet balconies enhance the room's connection to the outdoors. At the far end, the large kitchen is a flexible area for work and socialising. Located at each end of the house, the beautifully appointed 1-bed and 2-bed gites are ready for...

## 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

### APARTMENT

ENTRANCE HALL (3,4m x 3,3m = 11,1m<sup>2</sup>)

The entrance hall with its large wrap-around feature staircase leading up to the accommodation has a grand opulent feeling, ideal for a spectacular central chandelier.

LAUNDRY ROOM (4m x 3,3m = 14,1m<sup>2</sup>)

This generous utility space has a large storage cupboard for gite bedding and household linen, a ceramic double sink, and fitted shaker-style cabinets in country green.

OPEN LIVING SPACE (14,3m x 4,4m = 63,2m<sup>2</sup>)

This huge living space is dominated by the fabulous wooden beams running the length of the building. Ideal for zoning into a variety of areas however your need dictates. Large velux windows and dormers with juliet balconies allow the daylight to flood in.

KITCHEN (5,7m x 5,2m = 30,7m<sup>2</sup>)

Located at the far end of the living space and down a small flight of stairs, the kitchen has a large central island giving additional work space and is ideal for family gatherings and informal dining. Large velux windows on both sides flood the space with natural light. Double doors set in a dormer have a juliet balcony from which you can enjoy the spectacular views

BEDROOM 1 (4m x 4,4m = 17,7m<sup>2</sup>)

Set across the stairwell from the main living space, one descends a small flight of stairs into this generous bedroom, where the additional ceiling height adds volume to the grand dimensions. An open bathroom area with toilet, sink, shower and freestanding bath is set back in a private corner.

SPARE ROOMS FOR COMPLETION

Beyond the kitchen, two rooms...

## LOCAL TAXES

Taxe foncière: 720 EUR

Taxe habitation: EUR

## NOTES