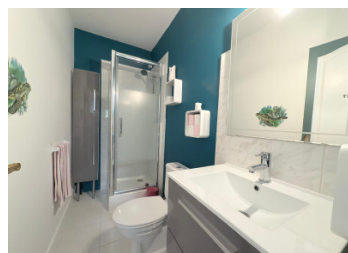
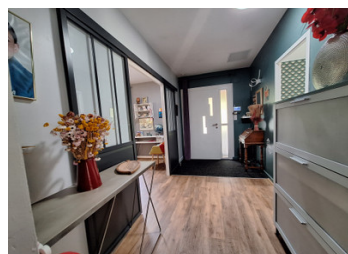
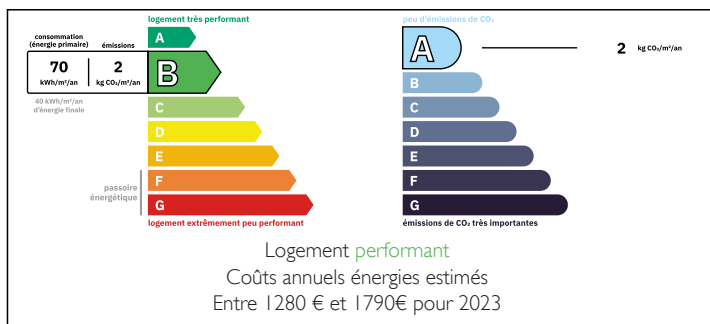


five-bedroom house with large living room



ENERGY - DPE



INFORMATION

Town:	Nadaillac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	266 m2
Plot Size:	11483 m2

IN BRIEF

Come discover this superb 266m² house located on the Sarlat/Brive axe with a fully fenced and wooded 11,483m² plot of land with a 15x6m salt-water swimming pool.

The house benefits from two reversible pumps powered by 12 solar panels, ensuring very low electricity consumption.

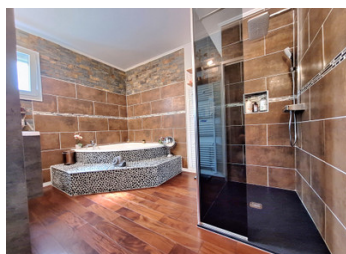
A spacious entrance leads to three bedrooms, a shower room, and a large 113m² living room with its fully equipped open kitchen, which opens onto a large sheltered and fenced terrace for children. On the other side, two bedrooms, a toilet, and a bathroom complete the ground floor.

Upstairs, a large 65m² room currently used as an office completes the house.

Outside, a 145m² shed with adjoining offices would be perfect for a construction professional,

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.



DESCRIPTION

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Outside, a 145m² shed with adjoining offices would be perfect for a construction professional, handyman, or a remodeler looking for a second home. A carport for one vehicle, a chicken coop, and a fully glazed garden greenhouse are also available.

If you can already see yourself there, contact us!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES