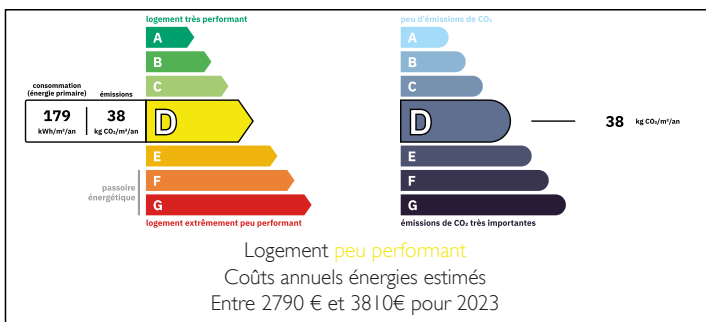


For sale – Dordogne - Nantheuil - Quiet house with exceptional views, swimming pool and large grounds



ENERGY - DPE



INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	24830 m2

IN BRIEF

Two-storey house comprising:

- Ground floor: 1 fitted kitchen opening onto a living room, 1 bedroom, 1 WC, 1 bathroom, 1 storage room, 1 boiler room/laundry room, 1 garage, 1 workshop, 1 underground cellar and 1 terrace.
- Upstairs: 3 bedrooms and 1 WC
- Outside: 1 swimming pool and 1 pool house/summer kitchen

The advantages of this property:

- Exceptional, unobstructed views of the surrounding countryside
- Large south-facing sunny terrace
- Perfectly maintained outdoor space, ideal for nature lovers
- Absolute tranquillity, with no nuisances
- Wooded grounds, perfectly maintained, with potential for additional developments (vegetable garden, orchard, etc.)
- 74 m² workshop, ideal for a craftsman or an

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

Located in an idyllic setting in Nantheuil, in the Dordogne, this magnificent 4-bedroom family home will charm you with its unobstructed surroundings, exceptional panoramic views and high-quality amenities.

Just a few minutes from the amenities of Thiviers (railway station, shops nearby) and access to the N21, this property enjoys a strategic location while offering a natural and rejuvenating setting.

- 5 minutes from Thiviers,
- 40 minutes from Périgueux

This rare property in the area is perfect for a main residence and/or a holiday home.

A superb opportunity in the heart of the Dordogne!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES