

A sizable 4 bedroom country house with a large amount of land, outbuildings and a stunning view



## INFORMATION

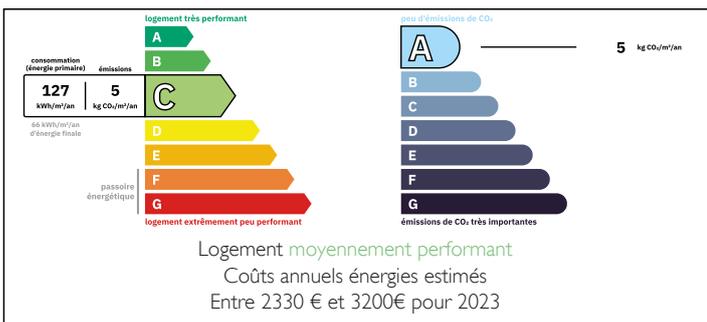
Town:	Nanthiat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	50761 m2



## IN BRIEF

An attractive and spacious country house at the edge of a hamlet with uninterrupted views and enough land and outbuildings for horses. The house has an open plan interior and a raised terrace facing the view. It has 4 bedrooms including a master suite on the 2nd floor, a well equipped kitchen, a bread oven, solar panels and its own water supply!

## 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.



## DESCRIPTION

Lower floor

Sitting room 42 m<sup>2</sup>

Kitchen 14 m<sup>2</sup>

Utility room with w/c 12,5 m<sup>2</sup>

1st bedroom 15 m<sup>2</sup>

Washroom with washbasin, shower and bath 9 m<sup>2</sup>

W/c 9 m<sup>2</sup>

2nd bedroom 15 m<sup>2</sup>

Upper floor

Landing 15 m<sup>2</sup>

3rd bedroom 14 m<sup>2</sup>

Washroom with shower and washbasin and w/c 8 m<sup>2</sup>

4th bedroom (suite) with w/c 42 m<sup>2</sup>

Basement

Office 17 m<sup>2</sup>

Utility room 23 m<sup>2</sup>

Cellar 34 m<sup>2</sup>

Garage 80 m<sup>2</sup>

Outbuildings

1st outbuilding 348,50 m<sup>2</sup>

2nd outbuilding 192,50 m<sup>2</sup>

3rd Outbuilding 172 m<sup>2</sup>

Land 50761 m<sup>2</sup>

Amenities

Local shops 4 minutes by car

Local supermarket 10 minutes

Nearest SNCF Train station 10 minutes

Nearest Airport (Limoges) 60 minutes

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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