

Immaculate 5 bedroom family home with Panoramic Views, Swimming Pool and detached Double Garage - Dordogne



INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	227 m2
Plot Size:	5680 m2

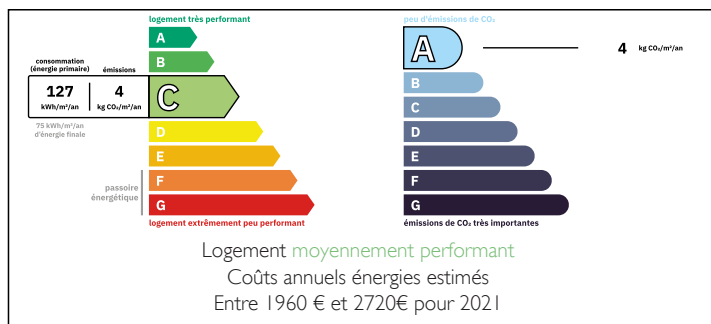


IN BRIEF

Situated in a peaceful countryside setting, this immaculately maintained 5-bedroom/3-bathroom home was built in 2006 and offers spacious, comfortable living with beautiful panoramic views to both the front and rear. The property features a lovely swimming pool with dome cover to prolong the season, a detached double garage with summer kitchen, and a fully enclosed garden with various fruit trees. Bright and well-proportioned throughout, the house combines modern construction with the charm of its rural surroundings.

Despite its tranquil location, it is conveniently positioned just 3 km from a lively market town offering a full range of amenities, shops, and services. The town also benefits from a train station with direct lines to Périgueux, Bordeaux and Limoges, making travel easy. A leisure lake with beach, bar and restaurant is just 1 km. This attractive home...

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.



LOCAL TAXES

Taxe foncière: 2342 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The south facing property offers bright, spacious accommodation with an excellent layout and easy flow throughout. A large living room forms the heart of the home and is complemented by a fully equipped kitchen with adjoining utility room.

On the ground floor there are three comfortable bedrooms, two of which benefit from en-suite bathrooms. The ground floor also includes two separate WCs for added convenience.

A beautiful marble staircase leads to the distinctive first-floor tower, where you will find two additional bedrooms, a bathroom and a separate WC, creating an ideal guest or family space.

The house is well equipped with modern electric radiators throughout, along with a wood pellet burner in the living room providing an efficient and cosy heating option. Large aluminium sliding doors and bright, well-proportioned rooms allow plenty of natural light. Additional features include aluminium shutters, electric shutters, UPVC windows and quality finishes such as the marble staircase.

Outside, the property benefits from a fully enclosed garden, plot size 1.4 acres, with a stunning in-ground pool. The septic tank system conforms to current regulations. The house roof was cleaned recently. There is a fibre internet connection.

HOUSE

Ground floor:

Entrance hallway 13.2m² (4.77m x 2.78m) marble staircase to 1st floor tower.

Separate WC 2.34m² (0.89m x 2.64m) hand basin with vanity unit, window to front.

Living room 66.82m² (7.5m x 7m + 3.58m x 4m) wood pellet burner, tiled flooring, dual aspect doors and windows, electric shutters and aluminium windows.

Kitchen 14.64m²...