

## Luxury 5-Bed Family Home with Indoor Pool, Games Room, Independent Living Potential, and Private Grounds.



## INFORMATION

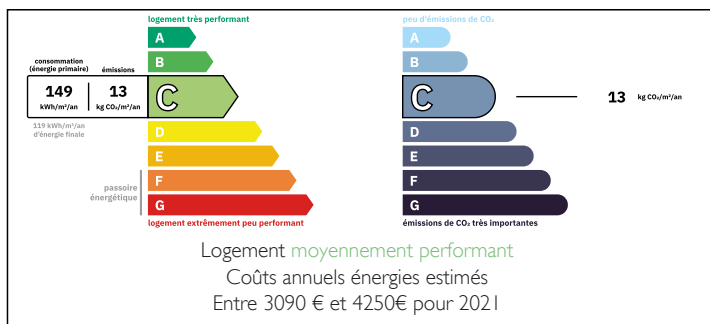
|             |           |
|-------------|-----------|
| Town:       | Nantheuil |
| Department: | Dordogne  |
| Bed:        | 5         |
| Bath:       | 3         |
| Floor:      | 276 m2    |
| Plot Size:  | 13309 m2  |



## IN BRIEF

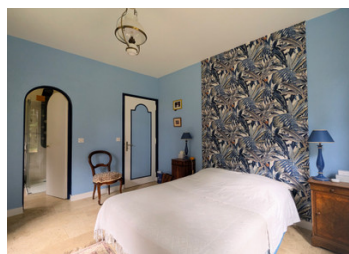
This exceptional 5-bedroom home combines luxury, comfort, and modern family living, perfect for relaxing and entertaining. The spacious open-plan layout creates a bright, flowing interior that connects seamlessly to the outdoors. Set within a large private garden, the property features a generous patio and BBQ area and a superb swimming pool with its full-height dome for year-round use. A versatile pool studio with kitchenette, washing facilities, and living area offers ideal leisure space or independent living potential. Inside are five comfortable bedrooms, including 2 ground-floor ensuite bedrooms, ideal for guests or multi-generational living, plus a substantial first-floor games room and 3 further bedrooms. The property also offers business potential, with a separate entrance to the first floor, ideal private client access, or independent accommodation. Combining elegant interiors with outstanding leisure space, this stunning home offers a truly exceptional...

## 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

This exceptional 5-bedroom home combines luxury, comfort, and modern family living, perfect for relaxing and entertaining. The spacious open-plan layout creates a bright, flowing interior that connects seamlessly to the outdoors. Set within a large private garden, the property features a generous patio and BBQ area and a superb swimming pool with its full-height dome for year-round use. A versatile pool studio with kitchenette, washing facilities, and living area offers ideal leisure space or independent living potential. Inside are five comfortable bedrooms, including 2 ground-floor ensuite bedrooms, ideal for guests or multi-generational living, plus a substantial first-floor games room and 3 further bedrooms. The property also offers business potential, with a separate entrance to the first floor, ideal private client access, or independent accommodation. Combining elegant interiors with outstanding leisure space, this stunning home offers a truly exceptional lifestyle opportunity.

This property has double glazing throughout. The principal source of heating is an oil-fired central heating boiler, but there is also an air source heat pump giving heating and air conditioning in the open plan lounge/diner. Sanitation is taken care of by a modern legally compliant individual wastewater treatment system with two micro-treatment plants.

## LOCAL TAXES

Taxe foncière: 1644 EUR

## NOTES

### LOCAL AREA

This property is located in a small hamlet in the commune of Natheuil. The town of Thiviers (24800) is 3.6km away. Thiviers is a well-served market town offering a comprehensive range of everyday amenities, making it ideal for convenient full-time living. The town provides a selection of supermarkets, independent shops, traditional...