

Detached, stone, family home with spacious basement garage & workshop and low maintenance garden - Dordogne



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Nantheuil |
| Department: | Dordogne  |
| Bed:        | 3         |
| Bath:       | 1         |
| Floor:      | 91 m2     |
| Plot Size:  | 3600 m2   |

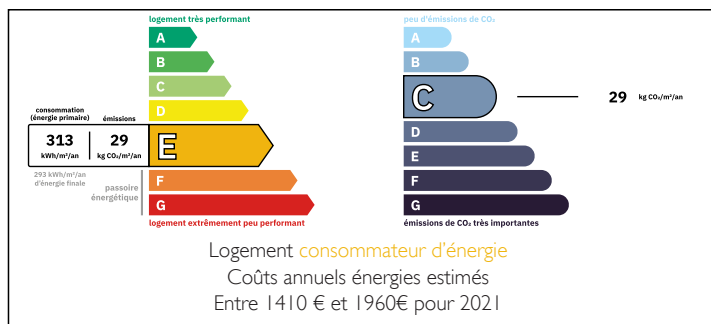


## IN BRIEF

Situated in a peaceful hamlet, this three-bedroom family home is just a short drive from the market town, which offers all amenities and a railway station. A leisure lake with a beach, bar and restaurant is only five minutes away.

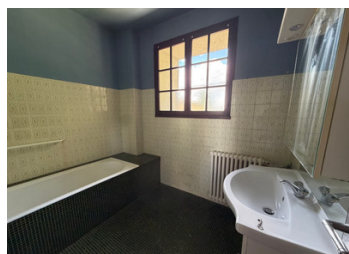
Surrounded by beautiful countryside and walking trails, the house is of stone construction with a rendered exterior. The accommodation is light and airy throughout, with the principal rooms benefiting from double French doors opening onto the large garden. At garden level, there is a spacious garage with room for up to three vehicles, if required. The airport of Limoges is less than an hour.

## 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.



## LOCAL TAXES

Taxe foncière: **658 EUR**

## NOTES

## DESCRIPTION

HOUSE 91m<sup>2</sup>

### GROUND FLOOR:

LOUNGE 31.18m<sup>2</sup> (fireplace with woodburner, wood floor, dual aspect, French doors to front aspect).

KITCHEN 11.76m<sup>2</sup> (range of retro kitchen units, French doors to front aspect)

HALLWAY 9.21m<sup>2</sup>

BEDROOM 1 - 11.66m<sup>2</sup> (wood floor, French doors to front aspect)

BEDROOM 2 - 12.53m<sup>2</sup> (wood floor, French doors to front aspect)

BEDROOM 3 - 9.93m<sup>2</sup> (wood floor, window to side aspect, fitted wardrobes)

BATHROOM 5.59m<sup>2</sup> (bath, hand basin and window to rear aspect, tiled walls)

SEPARATE WC 2.50m<sup>2</sup> (tiled walls, window to rear aspect)

STORE ROOM 6.47m<sup>2</sup> (staircase to garden level garage)

### GARDEN LEVEL:-

CELLAR 14.16m<sup>2</sup>

ENTRANCE HALL 10.26m<sup>2</sup> (door to front aspect)

GARAGE of 117m<sup>2</sup> (Garage for 3 vehicles with concrete floor and side opening garage door to garden level. Boiler area. Three phase electrics.)

### EXTERIOR:-

Large mature garden mainly laid to lawn with various shrubs.

Driveway with two gated entrances.

Outbuilding.

Well.

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