

16th century Village House with beautiful Barn, Double Garage with Summer Kitchen, enclosed Garden - Dordogne



INFORMATION

Town:	Nantheuil
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	184 m2
Plot Size:	1389 m2

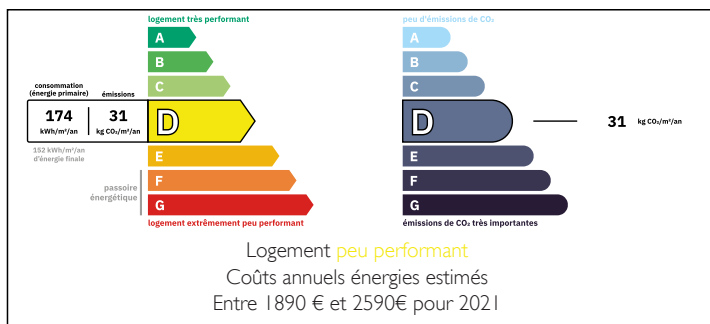
IN BRIEF

A beautifully spacious 16th-century village house, rich in character and charm, combining elegant period features with tasteful modern comforts. Currently operating as a successful chambre d'hôtes, the property also makes a wonderful family home, offering three bedrooms, each with its own bathroom.

Outside, there is a large enclosed garden, a double garage, a summer kitchen and a beautiful barn providing excellent storage or further development potential. Ideally situated within walking distance of a leisure lake with beach and bar-restaurant, and just five minutes from the market town of Thiviers with its full range of shops and services including a train station, the property enjoys the perfect balance of convenience and tranquillity.

The surrounding area offers numerous walking trails and tourist attractions, while Limoges Airport is less

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.



DESCRIPTION

Set in the heart of a lovely little village, this beautifully presented 16th-century village house perfectly combines period character with modern comfort. Maintained in excellent condition throughout, it would make a wonderful family home and is also currently operating as a successful chambres d'hôtes business. The thoughtful layout allows owners to maintain their privacy, with guest accommodation separate from the main living areas. The property benefits from mains gas central heating, double-glazed windows and doors, modern bathrooms, a stylish interior and a water softener and mains drainage.

Outside, the fully enclosed garden enjoys two separate entrances, with the main access secured by electric gates. Within the grounds is a double garage and a summer kitchen with water and electricity connected, ideal for entertaining or outdoor living.

Adjacent to the house, the barn is in excellent condition, benefiting from a recent roof and a new front door, and offers excellent storage space or further development potential.

LOCAL TAXES

Taxe foncière: 1005 EUR

NOTES

HOUSE 184m²

Ground Floor:

ENTRANCE 1 from Main Street with staircase to 1st floor

LIVING ROOM/DINING ROOM 26m² (5.39m x 4.84m) chimney with open fire, tiled flooring, front aspect window, double doors to side aspect.

BEDROOM 1 - 13.75m² (5.48m x 2.51m) front aspect

BATHROOM - 3.91m² (2.25m x 1.74m) standalone bath, hand basin.

SEPARATE WC 1.8m² (2m x 0.9m)

HALLWAY

BEDROOM 2 - 20.8m² (5.95m x 3.5m) requires some small finishing touches

- ENSUITE SHOWER ROOM 3.7m² (1.97m x 1.89m) shower and hand basin

UTILITY ROOM 4.65m² with WC leading onto