

Detached Charming Country Home, UNDER OFFER Heated Pool, Guest Annex, Scenic Views, Near Verteillac,



INFORMATION

Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	7970 m2

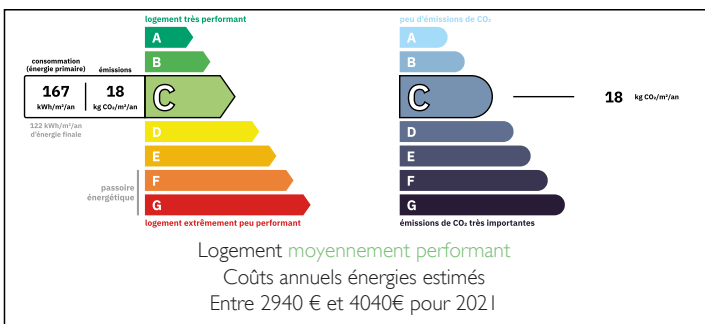


IN BRIEF

This beautifully renovated character property offers versatile accommodation ideal for multi-generational living, guest rental income, or simply hosting friends and family. With 4 bedrooms, 3 bathrooms, a heated swimming pool, and stunning countryside views, it's a perfect blend of rustic charm and modern convenience.

Situated in a peaceful rural location yet only 15 minutes from the popular market towns of Villebois-Lavalette, Montmoreau, and Ribérac – famed for its vibrant Friday market. The charming village of Verteillac, with restaurants, boulangerie, bank, and local amenities, is just 10 minutes away.

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

Property Description

This detached French country home sits within beautifully landscaped gardens with a sweeping driveway leading to a large parking area. To the left, the main residence; to the right, a spacious open barn ideal for storage or conversion.

Main Accommodation

Entrance Hall (18m²)

A bright and welcoming entrance hall leading to the main rooms of the house.

Utility Room (7m²)

Fitted with a water softener, plumbing for laundry, a sink, and practical storage units – perfect for day-to-day living.

Master Bedroom (33m²)

Generously sized with direct garden and pool access via two sets of glazed doors. Ensuite bathroom with bath, basin, and W.C.

Bedroom 2 (20m²)

Another spacious bedroom with its own ensuite shower room and W.C.

First Floor Living Space

Open-Plan Living Area (90m²)

A light-filled space featuring a sitting area, dining area, and fully equipped kitchen with island, oven, hob, extractor, dishwasher, and fridge/freezer. Exposed beams, stone walls, and wooden floors add warmth and character. Panoramic views of the garden, pool, and rolling countryside. Direct access to the sun terrace and pool.

Guest Accommodation / Gîte Potential

Adjoining the main house with independent access, this private suite is ideal for holiday rental, Airbnb, or visiting guests.

Guest Living Area with Kitchen (31m²)

Cosy and characterful with a chimney and

LOCAL TAXES

Taxe foncière: 1087 EUR

Taxe habitation: EUR

NOTES