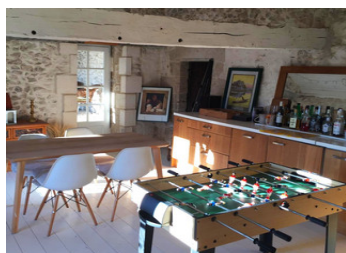


Charming 2-Bedroom house with development potential in a peaceful Hamlet Setting



INFORMATION

Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	500 m2



IN BRIEF

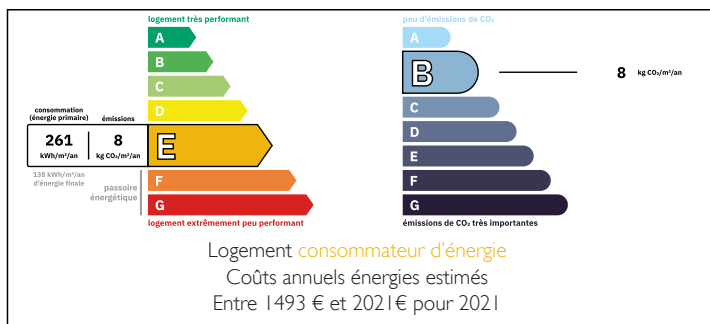
Nestled in a tranquil hamlet between Villebois-Lavalette and Ribérac, this beautifully renovated 2-bedroom property offers a combination of charm, comfort, and opportunity for further development.

A hidden gem, it features a characterful building with a protected balcony, ideal for transforming into additional living space tailored to your needs.

The delightful garden is full of inviting corners to relax in, including a dedicated kitchen garden perfect for those who enjoy homegrown produce.

Set in a region rich with cultural experiences, you'll enjoy vibrant local markets, brocantes, and seasonal events. The property is conveniently located just 17 minutes from Montmoreau with its TER station and 44 minutes from Angoulême with the TGV station, offering easy access to both national and international travel links.

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

Interior Layout:

- Upon entry, you're welcomed into a charming 29m² sitting room with a wood-burning stove and a 14.6m² mezzanine above, adding a cozy feel..
- To the left, a 22m² kitchen features its own fireplace.
- On to an area currently used as an office (approx. 10m²) leads to:
 - o A master bedroom (11.3m²)
 - o A modern shower room (4m²)
 - o Access to a laundry room, boiler room, and pantry for added practicality.
- From the sitting room, stairs lead up to the mezzanine and on to a guest bedroom (11.5m² on ground level).

This is a must-see property for anyone seeking a serene lifestyle with the bonus of development potential in a vibrant and picturesque area.

LOCAL TAXES

Taxe foncière: 449 EUR

Taxe habitation: EUR

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

NOTES