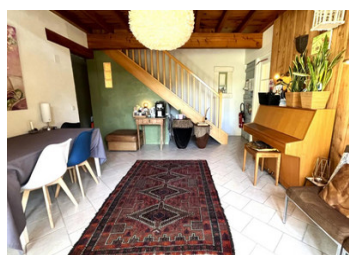


Charming and Fully Renovated Property with Countryside Views. 7 bed each with en-suite bathrooms. Heated pool.



INFORMATION

Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	7
Bath:	7
Floor:	285 m2
Plot Size:	4910 m2

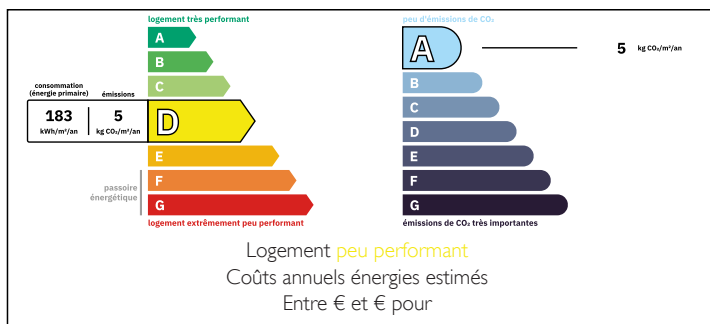
IN BRIEF

Discover this exceptional property that perfectly combines authenticity, charm, and refinement. Set on a beautiful plot of more than 1 acre with panoramic views over the rolling countryside, this unique home offers everything for those seeking comfort, space, and character.

The main house, with a generous surface area of 285 m², has been fully renovated and features seven spacious bedrooms, each with its own en-suite shower room. The bright and open living area with kitchen (57 m²) and pellet stove exudes warmth and conviviality. Underfloor heating on the ground floor ensures extra comfort, while a stylish mezzanine adds a relaxing or reading space.

Outdoor living is pure luxury here: enjoy long summer evenings under the 72 m² covered dining area with a summer kitchen — perfect for gatherings with family and friends. The heated swimming pool (9 x 4 m)...

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: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this exceptional property that perfectly combines authenticity, charm, and refinement. Set on a beautiful plot of more than 1 acre with panoramic views over the rolling countryside, this unique home offers everything for those seeking comfort, space, and character.

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Outdoor living is pure luxury here: enjoy long summer evenings under the 72 m² covered dining area with a summer kitchen — perfect for gatherings with family and friends. The heated swimming pool (9 x 4 m) with wooden deck offers stunning views over the surrounding landscape, inviting you to relax and unwind.

The renovated barn/hangar of 250 m² with a brand-new roof offers endless possibilities — from workshop to event space or additional accommodation. The property also includes an authentic bread oven, ample parking, and several charming corners in the garden to enjoy.

In short: an exceptional property, ideal for family living, a holiday retreat, or a guesthouse with strong commercial potential.

A visit is a must to truly experience the magic of this place.

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