

## five-bedroom house with large living room



## INFORMATION

Town:	Nadaillac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	266 m <sup>2</sup>
Plot Size:	11483 m <sup>2</sup>

## IN BRIEF

Come discover this superb 266m<sup>2</sup> house located on the Sarlat/Brive axe with a fully fenced and wooded 11,483m<sup>2</sup> plot of land with a 15x6m salt-water swimming pool.

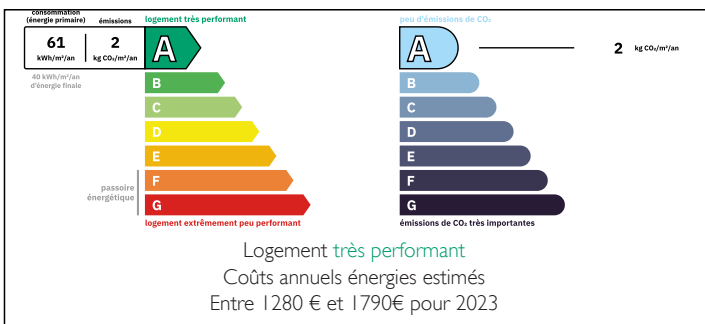
The house benefits from two reversible pumps powered by 12 solar panels, ensuring very low electricity consumption.

A spacious entrance leads to three bedrooms, a shower room, and a large 113m<sup>2</sup> living room with its fully equipped open kitchen, which opens onto a large sheltered and fenced terrace for children. On the other side, two bedrooms, a toilet, and a bathroom complete the ground floor.

Upstairs, a large 65m<sup>2</sup> room currently used as an office completes the house.

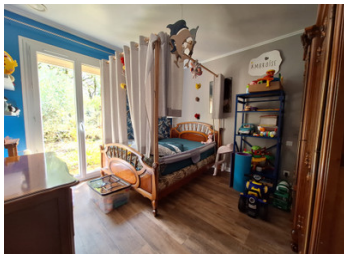
Outside, a 145m<sup>2</sup> shed with adjoining offices would be perfect for a construction professional,

## 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

Stunning 266 m<sup>2</sup> Property with Pool & Outbuildings  
– Prime Sarlat / Brive Location

Discover this exceptional 266 m<sup>2</sup> property ideally located on the highly sought-after Sarlat–Brive axis. Set on a fully fenced and beautifully landscaped 11,483 m<sup>2</sup> plot, it offers peace, comfort, and outstanding potential.

Thanks to two reversible heat pumps powered by 12 solar panels, the home delivers excellent energy performance and remarkably low electricity consumption.

### Main House Layout

A spacious entrance leads to three bedrooms and a modern shower room.

The impressive 113 m<sup>2</sup> living area, filled with natural light, features a large lounge/dining room and an open-plan, fully equipped kitchen.

Direct access to a wide, covered and secure terrace makes it ideal for family life and relaxing outdoors.

On the other side of the ground floor, two additional bedrooms, a bathroom, and a separate toilet complete the layout.

Upstairs, a 65 m<sup>2</sup> room currently used as an office offers multiple possibilities—games room, extra bedroom, leisure space, or home cinema.

### Outdoor Features & Outbuildings

15 × 6 saltwater swimming pool surrounded by greenery

145 m<sup>2</sup> hangar with adjoining offices—perfect for craftsmen, contractors, or conversion into a second dwelling

Carport, chicken coop, and a fully glazed garden greenhouse

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES