

Immaculate 5 bedroom family home with Panoramic Views, Swimming Pool and detached Double Garage - Dordogne



INFORMATION

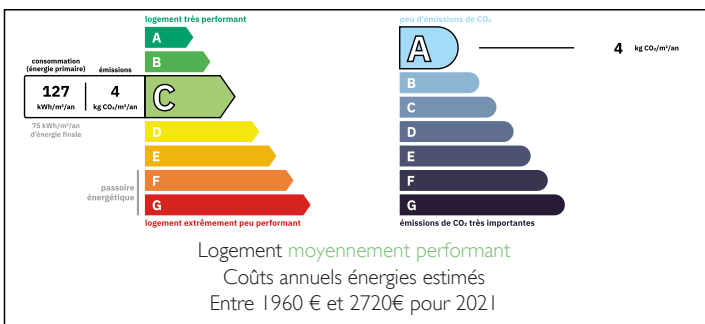
Town:	Nantheuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	227 m2
Plot Size:	5680 m2

IN BRIEF

Situated in a peaceful countryside setting, this immaculately maintained 5-bedroom/3-bathroom home was built in 2006 and offers spacious, comfortable living with beautiful panoramic views to both the front and rear. The property features a lovely swimming pool with dome cover to prolong the season, a detached double garage with summer kitchen, and a fully enclosed garden with various fruit trees. Bright and well-proportioned throughout, the house combines modern construction with the charm of its rural surroundings.

Despite its tranquil location, it is conveniently positioned just 3 km from a lively market town offering a full range of amenities, shops, and services. The town also benefits from a train station with direct lines to Périgueux, Bordeaux and Limoges, making travel easy. A leisure lake with beach, bar and restaurant is just 1 km. This attractive home...

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

The south facing property offers bright, spacious accommodation with an excellent layout and easy flow throughout. A large living room forms the heart of the home and is complemented by a fully equipped kitchen with adjoining utility room.

On the ground floor there are three comfortable bedrooms, two of which benefit from en-suite bathrooms. The ground floor also includes two separate WCs for added convenience.

A beautiful marble staircase leads to the distinctive first-floor tower, where you will find two additional bedrooms, a bathroom and a separate WC, creating an ideal guest or family space.

The house is well equipped with modern electric radiators throughout, along with a wood pellet burner in the living room providing an efficient and cosy heating option. Large aluminium sliding doors and bright, well-proportioned rooms allow plenty of natural light. Additional features include aluminium shutters, electric shutters, UPVC windows and quality finishes such as the marble staircase.

Outside, the property benefits from a fully enclosed garden, plot size 1.4 acres, with a stunning in-ground pool. The septic tank system conforms to current regulations. The house roof was cleaned recently. There is a fibre internet connection.

LOCAL TAXES

Taxe foncière: 2342 EUR

Taxe habitation: EUR

NOTES

HOUSE

Ground floor:

Entrance hallway 13.2m² (4.77m × 2.78m) marble staircase to 1st floor tower.

Separate WC 2.34m² (0.89m × 2.64m) hand basin with vanity unit, window to front.

Living room 66.82m² (7.5m × 7m + 3.58m × 4m) wood pellet burner, tiled flooring, dual aspect doors and windows, electric shutters and aluminium windows.

Kitchen 14.64m²...