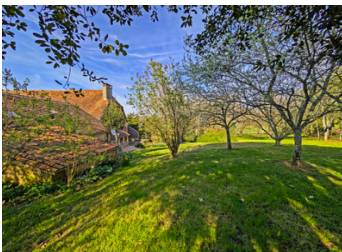


An 18th century stone house beautifully restored with outbuildings and a meadow at the edge of a hamlet

EXCLUSIVE



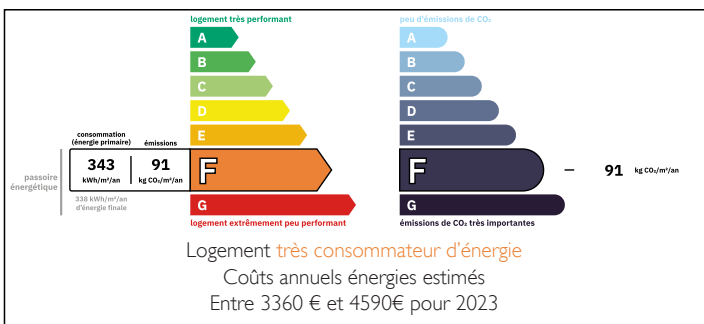
INFORMATION

Town:	Nanthiat
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	6553 m2

IN BRIEF

At the edge of a pretty and ancient hamlet that has changed little from the cadastre of 1811, stands this gorgeous period house is largely open plan, with many period stone features, a single bedroom with an ensuite washroom utility room on the ground floor. The 1st floor has been largely cleared and the central part refloored and can be easily developed into further accommodation. Included are pretty stone outbuildings and walls forming a courtyard surrounded a large garden and a bordering meadow.

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

Ground floor

Large kitchen living room stone period fireplace 41 m²

Salon with staircase 16 m²

Bedroom 10 m²

Washroom/utility with shower, washbasin and w/c 8 m²

Ground floor workshop/studio 25 m²

1st floor

Cleared attic space with exposed joists and floored area 26 m²

Steps down to a 2nd attic space 25 m²

Door through to a 3rd attic space 30 m²

Cellars

Outside

Outbuildings

Land

Amenities by car

Local shops 5 minutes

Local supermarket 10 minutes

Nearest SNCF train station 10 minutes

Nearest airport (Limoges) 60 minutes

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

LOCAL TAXES

Taxe foncière: **737 EUR**

NOTES