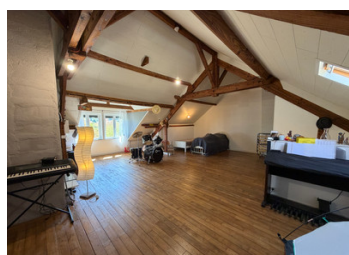


Well-kept 3 bedroom house with converted loft, garage/workshop with summer kitchen. Edge of village -Dordogne.



INFORMATION

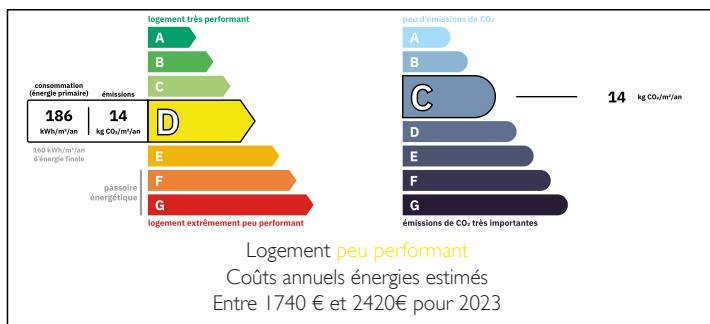
Town:	Nantheuil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2365 m2



IN BRIEF

Situated a short distance from a thriving market town, this spacious south facing 1970s detached family home enjoys an elevated position with lovely open views to the front and side and no near neighbours. Set within an enclosed mature garden, the property offers bright, well-maintained accommodation throughout. The first floor provides three comfortable bedrooms, while the generous loft space offers excellent potential for additional bedrooms, a home office or hobby room. The basement includes a 50m² garage, a useful summer kitchen and bathroom. Comfort is ensured with oil-fired central heating, complemented by a wood-burning stove, while all windows and doors were replaced with double glazing in 2020, each one is fitted with shutters. The attractive leisure lake is within easy walking distance, and the market town, with its full range of shops, services...

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: 924 EUR

NOTES

DESCRIPTION

HOUSE

GROUND FLOOR:

GARAGE 51,81m² (10,14m x 5,11m) concrete floor, double door to driveway.

SUMMER KITCHEN 21,72m² (3,62m x 6m) range of base units, sink, plumbing for washing machine, tiled floor, staircase to 1st floor.

SHOWER ROOM / BOILER ROOM 10,18m² (3,65m x 2,79m) WC, shower, oil boiler, window to rear aspect. Water source of 1,72m depth

FIRST FLOOR:

ENTRANCE HALL 9,39m² (7,29m x 1m) wood burner, tiled floor. Staircase to ground floor and to 2nd floor.

KITCHEN 12,61m² (3,87m x 3,26m) modern fitted white gloss kitchen and island, dual aspect windows, tiled floor.

LOUNGE 19,81m² (3,84m x 6m) side aspect doors to terrace, rear window, wood floor.

BEDROOM 1 - 11,76m² (4,2m x 2,8m) front aspect, wood floor.

BEDROOM 2 - 11,52m² (4m x 2,88m) front aspect, wood floor, fitted wardrobe.

BEDROOM 3 - 11,39m² (3,81m x 2,99m) rear aspect, wood floor.

BATHROOM 3,76m² Bath, hand basin, side aspect.

SEPARATE WC

SECOND FLOOR:

Large open-plan space of 59,74m² habitable space (10,3m x 5,8m) 79,61m² floor space.

Two dormer windows to front aspect, velux window to rear aspect. Feature beams and wood floor. Perfect for extra bedrooms or office / playroom.

EXTERIOR:

Gated front drive and enclosed garden. Water source.

Car-port for vehicle.

Decked wood terrace with pergola.