



Beautiful stately house for sale in the Perigord Noir.

This elegant five bedroom house with swimming pool, garage, horse box and large garden has views of a nearby chateau and is situated close to a small town with shops and a primary school.

Town: Nailhac
Dept: Dordogne
Plot size (m2): 5450
Habitable (m2): 320
Bedrooms: 5
Bathrooms: 4
Agent: Claire Edwards

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€ 477 000

Ground floor; entrance hall (22m²) with double aspect french doors and stairway to first floor, kitchen (23m²), living room (28m²) with marble fireplace and double french doors leading to dining room (31m²) with marble fireplace, study (18m²) and WC.

1st floor; 5 bedrooms (17m²), (16m²), (14m²), (23m²), and (20m²). All have marble fireplaces, 3 have an en-suite bathroom, one has an en-suite shower room and another a dressing room.

2nd floor; room 1 (33m²), with small adjoining room, room 2 (21m²), room 3 (L-shaped 30m²) with marble fireplace, and room 4 (13m²)

Lower ground floor; cave extends under the whole house.

Outside; double garage (34m²), horse box (20m²), brick-built barn with controls for swimming pool (10m x 5m), garden (5450m²).

This house was built in 1914 by a local architect. It is very beautiful, with lots of light. It is well-maintained and ready to move in to straightaway. The second floor could easily be converted to give an additional four bedrooms. There exists the possibility to rent land adjacent to the property which would be ideal for horses. Limoges airport is approximately 85 kms.



La Rochebeaucourt

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