

Unique house with charming turret and separate gite all within walking distance of the town of Nontron



## INFORMATION

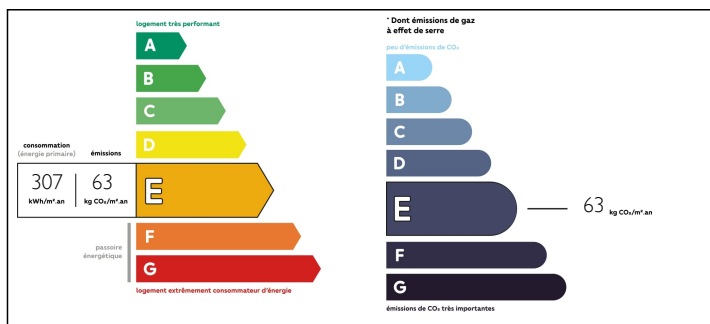
Town:	Nontron
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	352 m2
Plot Size:	9602 m2

## IN BRIEF

This house is bursting with charming features and voluminous rooms, bright and spacious. It has had some renovation work done so is looking for someone to continue the very high quality of work. Great potential for a business or even as a large family home. This is a must see....



## 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: 3400 EUR

## NOTES

## DESCRIPTION

A long sweeping driveway leads up to the courtyard of this impressive property.

The main house comprises :

Spacious entrance hall ( 17m<sup>2</sup>) with part exposed stone wall, and tiled floor.

A hallway (9.6m<sup>2</sup>) follows the form of the tower which sits centrally within the house. Large cloakroom (6.5m<sup>2</sup>) with WC, hand basin and cupboards.

Games room ( 30m<sup>2</sup> ) with stone archway and tiled floor, doors from here open out onto the garden, and another set to the covered terrace. To the rear is a laundry room (14m<sup>2</sup>) which houses the boiler and hot water tank.

Passageway with a store room (5.4m<sup>2</sup>) and further along a bathroom (7.4m<sup>2</sup>) with beamed ceiling, bath, shower and basin.

There are two bedrooms currently with a linking door. One bedroom (12.7m<sup>2</sup>) has a door opening onto the garden and is fully renovated to a high standard

The second bedroom (14m<sup>2</sup>) with beamed ceiling has a walk-in wardrobe (3.4m<sup>2</sup>) and hand basin. It is also fully renovated to a high standard.

The lounge (49m<sup>2</sup>) situated in the tower has a double height ceiling, a feature fireplace with insert, parquet flooring and doors which open out onto the garden. Stairs leads up to a mezzanine (8m<sup>2</sup>) leading to the tower bedroom (20m<sup>2</sup>) which has an en-suite basin and bidet and separate WC.

Next to the lounge is a spacious dining room (35m<sup>2</sup>) with an open fireplace and parquet flooring currently used as a second lounge.