

Stunning equestrian property with gites, outbuildings, 14hectares of land with its own forest and small lake!

EXCLUSIVE



INFORMATION

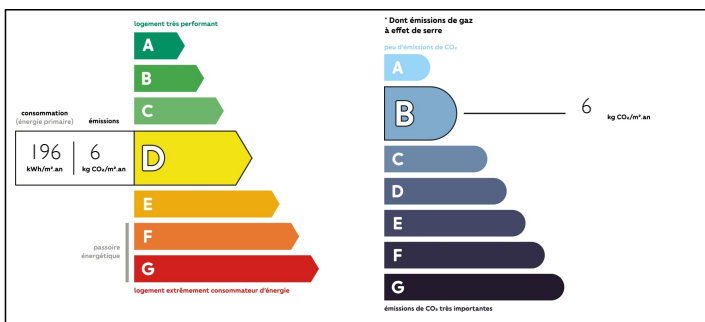
Town:	Nontron
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	395 m2
Plot Size:	142424 m2

IN BRIEF

This stunning property will charm you as soon as you drive through the gates. The beautiful courtyard in the middle, the quiet peaceful location and the potentiel to develop a gite, events or equestrian business makes this property one of a kind ! Eventhough you have no close neighbors, you are still walking distance into Nontron with its weekly market and all its shops. The main residentiel building is split into 3 different habitable spaces. Another building has been renovated recently and offers a big open space to receive groups. There is also a semi professional kitchen, a bar and a relaxing yoga room upstairs ! The property offers many outbuildings including barns, stables, a sand school,. The 14hectares of land are split in different fields for the horses, some forest, and a small lake.



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

The property consists of :

- Main houses :

1st house :

- Entrance - dinning room 11m2
- Living room with a fire , kitchen with access onto a lovely private terrasse. 23m2
- Utility room

1st floor :

- 3 bedrooms (12,3m2 - 12,4m2 - 9,5m2)
- WC
- Bathroom

2nd house :

- Living room 14m2
- Bedroom 10,8m2
- Bathroom

1st floor :

- 2 bedrooms (10,4m2- 11,5m2)

3rd house :

- Living room with fire, kitchen and dinning room with access onto a private terrasse. 32m2
- Utility
- WC

1st floor :

- Bedroom 21m2
- Bathroom

All of these houses are all connected to can be used as 1 or 3 separate accomadation.

Extra information :

- Double glazing
- heating : wood burners and electric heat source pump
- Septic tanks

The "events" building has been renovated recently with quality materials. You will find an entrance hall

NOTES