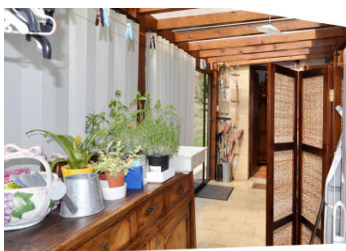


Attractive three-bedroomed Périgordine stone house



INFORMATION

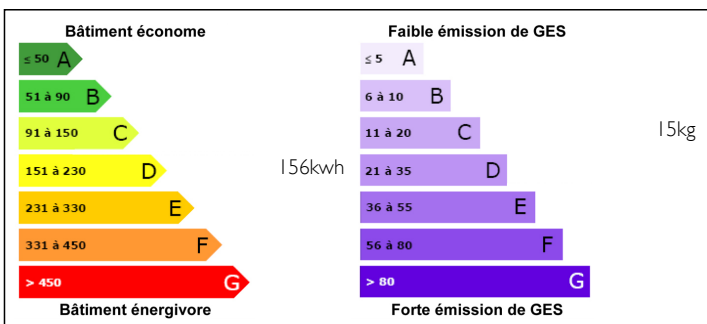
Town:	Nontron
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	17600 m2



IN BRIEF

Located one and a half kilometres from Nontron, this lovely Périgordine stone house with swimming pool should be seen. Nestled on four and a half acres of pasture land, in an attractive setting, this could be an ideal holiday home or family house. Nontron in the Périgord Vert offers schools, shops and all amenities. Limoges is just over an hour away and Angoulême about an hour by car, where you find the fast TGV service to Paris.(2H in 2017).

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

In further detail:

Spacious lounge, dining room with beamed ceiling and fireplace 70m²

Kitchen with fitted units: 12.8m²

Bedroom 1: 10.44m²

Bedroom 2: 10.44m²

Winter garden with plumbing for washing machine: 15.5m²

Granny flat/ separate bedroom: 11.88m² with shower room ensuite.

Outside:

South-facing terrace: 58.56m²

Swimming Pool: 11 x 5m²

Basement:

Cellar: 17.86m²

Workshop: 51.68m²

Garage

The house has excellent insulation on walls and in the roof. A heat pump keeps the house at an ambient temperature and there is also an oil boiler feeding radiators and a fireplace for those cosy evenings. This is a most attractive property, as it is within striking distance of a town but is secluded and in a beautiful, quiet environment. An attractive terrace overlooks the swimming pool with beautiful views over a quiet valley and forests. Here you have all the advantages of being close to town with all the peace and quiet that the countryside can offer you. Really must be seen!

LOCAL TAXES

Taxe foncière: **1486 EUR**

NOTES