

## Large 18th-century townhouse with garden in the heart of Nontrona



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Nontron  |
| Department: | Dordogne |
| Bed:        | 8        |
| Bath:       | 2        |
| Floor:      | 287 m2   |
| Plot Size:  | 0 m2     |



## IN BRIEF

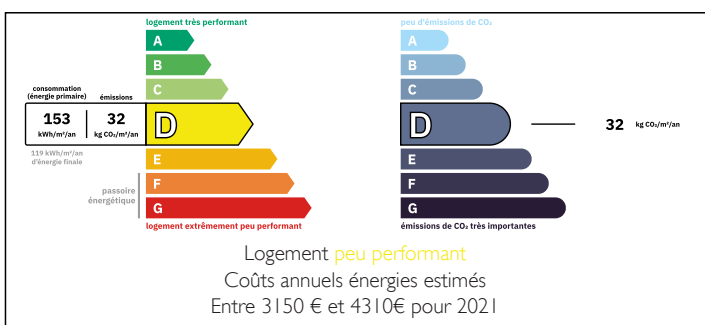
Discover this elegant residence dating back to the 18th century, enhanced by Napoleon III décor, ideally located in the centre of Nontron.

This charming house combines authenticity, generous proportions and historical character.

Built on four levels, it offers 287m<sup>2</sup> of living space, perfectly suited for a large family, a prestigious residence or a hospitality project.

This bourgeois residence charms with its unique atmosphere, architectural details (numerous fireplaces, old parquet floors, original staircase) and its privileged location in the heart of the town, close to shops, schools and 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: 2100 EUR**

## NOTES

## DESCRIPTION

Ground floor

16m<sup>2</sup> entrance hall

42m<sup>2</sup> garage

Vaulted cellar

First floor

Separate fitted kitchen with fireplace, 22m<sup>2</sup>

Bright double living room with fireplaces, 32m<sup>2</sup> and 24m<sup>2</sup>

Shower room (recently fitted) with WC, 10m<sup>2</sup>

Second floor

Bedroom 1 with fireplace, 23m<sup>2</sup>

Bedroom 2 with fireplace, 26m<sup>2</sup>

Bedroom 3 with fireplace, 32m<sup>2</sup>

Bedroom 4, 10m<sup>2</sup>

3rd Floor

Library/study 15m<sup>2</sup>

Bedroom 5, 17m<sup>2</sup>

Bedroom 6 with fireplace, 15m<sup>2</sup>

Bedroom 7, 13m<sup>2</sup>

Bedroom 8 with fireplace, 17m<sup>2</sup>

Shower room with WC, 12m<sup>2</sup>

A lovely, intimate and charming espalier garden, perfect for enjoying sunny days, is located on the 2nd floor with double access from the 2nd floor and also via a staircase on the 1st floor terrace adjacent to the kitchen.

Nontron is located in the heart of the Périgord Vert region. It is a small town on a human scale (3,500 inhabitants). It is an ideal setting for families, with accessible schools, colleges, sixth form colleges and extracurricular facilities. Green spaces, sports and cultural associations – everything is designed to ensure a fulfilling family life.

House plans available on request.

Angoulême station 50 mins (50 km)

Angoulême/Paris 1 hr 50 mins TGV