LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45888CHT24 Price: 192 240 EUR

agency fees included: 7 % TTC to be paid by the buyer (180 000 EUR without fees)

Character Stone Home with Barn and Beautiful Grounds – Just 5 Minutes from Nontron, in the beautiful Dordogne















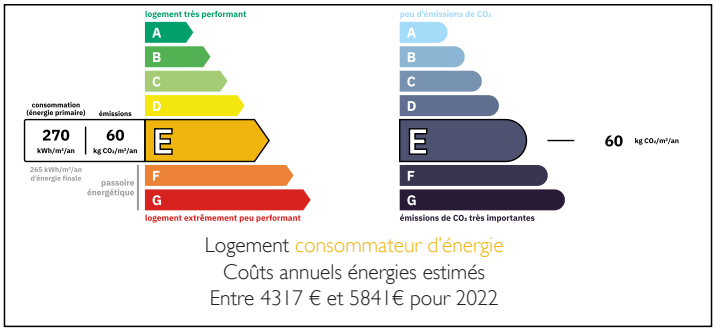
INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	157 m2
Plot Size:	2889 m2

IN BRIEF

Just five minutes from the lively market town of Nontron, this charming stone property combines generous living space, authentic character and the tranquillity of the Dordogne countryside.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4317 € et 5841€ pour 2022

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.

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NOTES

DESCRIPTION

The spacious living room opens onto a bright conservatory overlooking the garden, creating a wonderful space for relaxing or entertaining throughout the seasons. The house offers three comfortable bedrooms, including one conveniently located on the ground floor, making it ideal for family living or welcoming guests.

Upstairs, two further bedrooms are complemented by a large attic that offers exciting potential for additional accommodation, a home office or hobby room (subject to any necessary permissions).

Outside, a detached stone barn provides excellent storage, workshop space or the opportunity for future development. The surrounding garden offers privacy and plenty of room to enjoy outdoor living in a peaceful rural setting.

A delightful property full of original charm and character, offering space, versatility and endless possibilities within easy reach of all amenities.

Key Features

Character stone house
Three bedrooms, including one on the ground floor
Spacious living room with conservatory
Large convertible attic
Detached stone barn
Attractive garden and countryside setting
Just 5 minutes from Nontron

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr