

Atypical stone 3-bedroomed village house in hamlet in Green Périgord

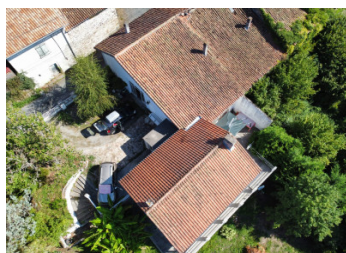


INFORMATION

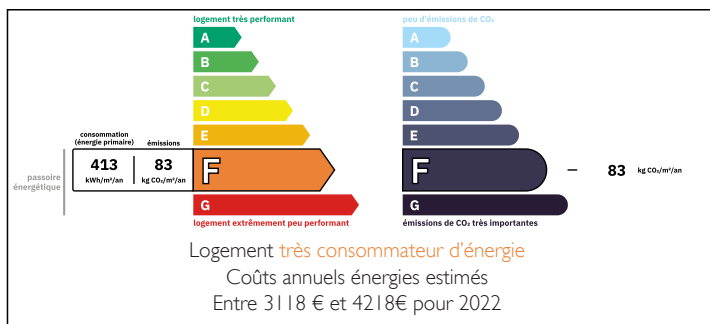
Town:	Nontron
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	2027 m2

IN BRIEF

This 3-bedroomed house, in need of some updating, is a real treasure. Looking out over a wooded valley, here you will find peace and quiet. Nontron has the sub-Prefecture for Administration, 3 supermarkets and all amenities. A Saturday morning market, brings colour and life, also enabling you to buy fresh local products.

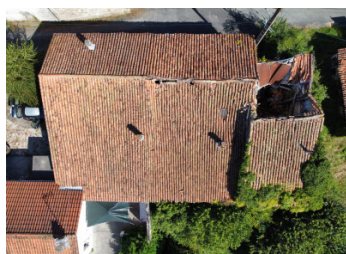


ENERGY - DPE



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 house: On the ground floor: Entrance hall: 8.20m² . Leading into a large comfortable lounge (36m²) with parquet floor and an open fireplace. Next to this is a smaller dining room (15m²) with double doors leading out to the garden. Two bedrooms: 12m²; 11.7m²) all with parquet floors. Bathroom and toilet.

Downstairs: Pleasant room (23.7m²) looking out to the secluded garden with French windows. Kitchen: 12.20m² with woodstove and a back kitchen 11.76m². Oil-fired central heating. Large garage (50.72m²). The property is 70km from Limoges airport and 1H30 from Bergerac airport.

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

LOCAL TAXES

Taxe foncière: **808 EUR**

NOTES