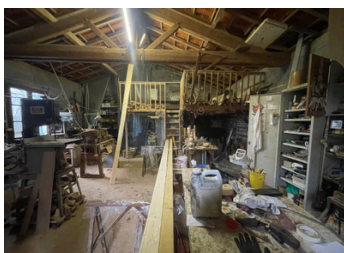


A peaceful haven near Saint Jean de Cole, with no neighbours nearby



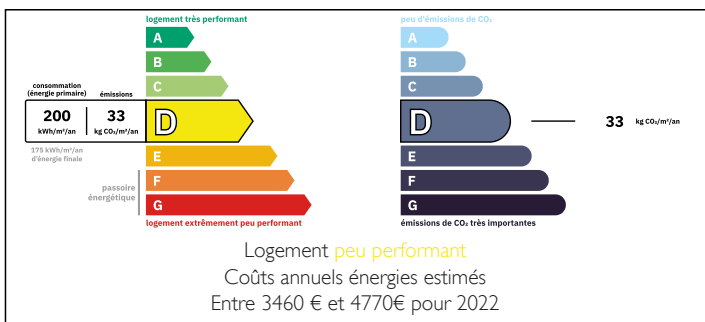
INFORMATION

Town:	Saint-Martin-de-Fressengeas
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	2755 m2

IN BRIEF

In the heart of the Périgord Vert, in Milhac-de-Nontron, this family home of approximately 163 m² offers a leafy setting with a swimming pool, a garden with trees and outbuildings. Spread over two floors, it comprises four bedrooms, a light-filled living room, a large kitchen, a study, a bathroom, a shower room with WC, a conservatory, a covered terrace, a utility room/boiler room, a garage, a cellar and a workshop. Comfort is enhanced by a dual-flow mechanical ventilation system, a combined LPG/wood/electric heating system and solar panels. Saint-Jean-de-Côle, listed as one of the Most Beautiful Villages in France, is around 13 minutes away; Brantôme, the 'Venice of the Périgord', is less than 30 minutes away, whilst Nontron and Thiviers are also easily accessible. A delightful property for a main or holiday home, in an area sought after for...

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: 933 EUR

NOTES

DESCRIPTION

Situated in Milhac-de-Nontron, in the heart of the Périgord Vert, this property offers a particularly pleasant living environment, surrounded by greenery and woodland, whilst remaining close to several iconic villages and small towns in the north of the Dordogne. The house, set in wooded grounds, is arranged around a spacious garden featuring a swimming pool with a paved surround. The mature vegetation, ornamental trees, hedges and lawns create a peaceful and intimate atmosphere, typical of this part of the Périgord.

The house has a reference floor area of approximately 162.6 m² according to the Energy Performance Certificate (DPE) and is spread over two levels. Its layout is particularly well-suited to family life, as a welcoming holiday home, or for a property designed to regularly host family and friends.

On the ground floor, the large kitchen serves as a real living space. It offers ample storage and a dining area, whilst flowing naturally into the other parts of the house. The photographs show a bright and functional kitchen, with large windows opening onto the conservatory and the garden.

The spacious and cosy living room features white-painted exposed beams and enjoys plenty of natural light. It comprises several distinct areas: a sitting area around the fireplace, a TV corner and a dining area. The large windows extend the room outwards and make it easy to enjoy the terrace and garden on fine days.

A separate study, currently fitted out as a library and workspace, completes the ground floor. This room...