

Majestic 15th century house surrounded by beautiful formal gardens within walking distance to all amenities.



## INFORMATION

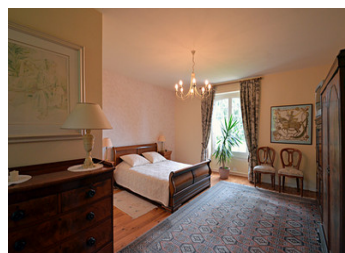
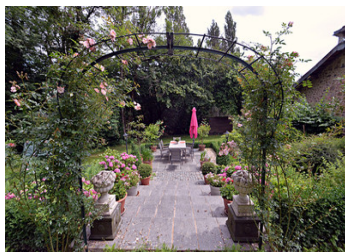
Town:	Nontron
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	425 m2
Plot Size:	7727 m2

## IN BRIEF

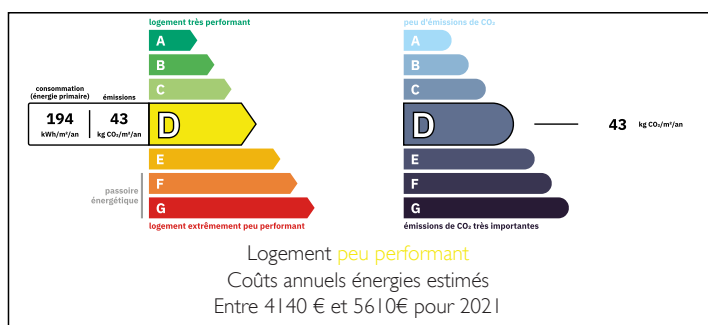
This 'mini Chateau' is situated in a very quiet location on a hill with panoramic view and within walking distance of the centre of Nontron, where there are 3 supermarkets (Super U, Intermarché and Lidl).

Habitable surface 425 m2, spacious rooms. On a plot of about 7727 m2 which is completely fenced. All the château windows are new since early 2019 in Padouk wood and are triple glazed. There is a big terrace of 200 m2 on the south side, with masonry BBQ and a romantic terrace next to the castle. A greenhouse of 15 m2. Rose garden with about 400 roses. The château has a spring with a flow of 750 up to 1500 litres of water/hour depending on the season. This gives endless possibilities for gardening lovers.

The property is marketed as completely furnished.



## 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

A long tree lined private driveway leads you to the gardens which completely surround the chateau.

Through the main entrance you will find a grand staircase and immediately in front of you are double doors to a morning room(16m<sup>2</sup>) with original tiled floors and wooden beams. From the morning room you have access to the terrace, the fully fitted kitchen(24m<sup>2</sup>) and the dining room( 32m<sup>2</sup>) with original fireplace. The lounge( 36m<sup>2</sup>) also with original fireplace can be found via a double entrance from the dining room and boasts double doors onto the garden. Down the corridor from the entrance hall you will find a separate wc, boiler room/utility room and store room which also has access to the garden.

On the first floor you arrive at a large landing from which you can access the east and west wing. The East wing has a large luxury bathroom and three beautiful bedrooms all with original features. The West wing comprises the Master bedroom (35m<sup>2</sup>) with ensuite bathroom and another large interconnected bedroom(25m<sup>2</sup>).

The château has been fully restored to preserve the original features and comes fully furnished. The gardens have been very well maintained and have a formal section, a vegetable plot, a natural drinkable well/fountain, a formal fountain and two terraced areas.

All this and even walkable distance to the town centre of Nontron. This property is less than 80kms from the nearest airport in Limoges and less than 50kms from Angouleme which...

## LOCAL TAXES

**Taxe foncière: 2073 EUR**

**Taxe habitation: EUR**

## NOTES