

Large 18th century bourgeois house in Nontron with 10 rooms and garden. To renovate



## INFORMATION

Town:	Nontron
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	722 m2

## IN BRIEF

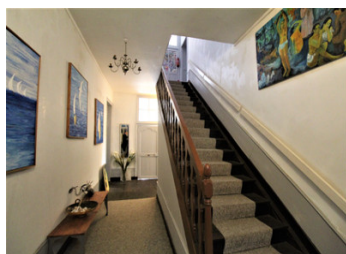
Large 18th century bourgeois house in Nontron with over 300m2 of living space including 1 entrance hall, 1 kitchen, 1 dining room, 2 lounges, 6 bedrooms and 3 bathrooms, very bright to renovate. Large attic of 150m2 and Cellars on 2 levels of about 100m2 in total with spring. Garden of 722m2 planted with trees and bordering a river.

Original oak floors throughout the living area and 18th century interior door frames. Numerous large windows (single glazing) in all the rooms.

There is no heating system but there are numerous fireplaces, some of which could easily be put back into use.

This is a charming house which is waiting for lovers of old stones to restore it to its former splendour.

The State of Risks and Pollution can be consulted on <https://www.georisques.gouv.fr>



## ENERGY - DPE

DPE not required.

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

On the ground floor

Entrance hall 21m2

Living room with fireplace 33m2

Kitchen with fireplace 20m2

Dining room 20m2

Living room(2) 21m2

Bedroom(1) with fireplace 21m2

Bathroom 7m2

WC 5m2

Ceiling height for the whole 3m20

1st floor

Landing 18m2

Bedroom(2) 30m2 with fireplace

Bedroom(3) with sink 21m2

Bedroom(4) with fireplace 20m2

Bedroom(5) 32m2

Room(6) with sink 20m2

1 bathroom with WC 5,5m2

1 bathroom with WC 6m2

Ceiling height throughout 3m10

Attic

152 m2 with a height under the roof of 3.90m and under the trusses of 1.58m and perfect condition of the floor and framework.

Cellars

On 2 levels on the ground floor, part of which is in the rock with a spring, of 2 times 50m2, total height 4m.

Garden with trees of 722m2 bordered by a small stream below

Roof in good condition redone in 1993

-----

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

## LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

## NOTES