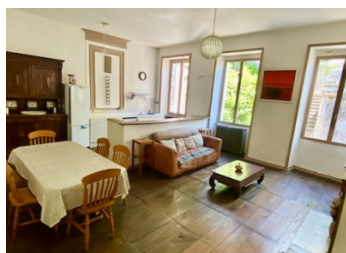
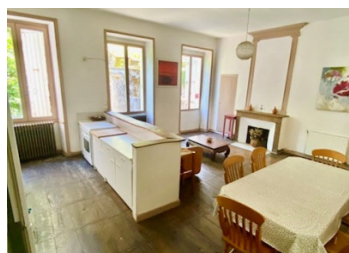
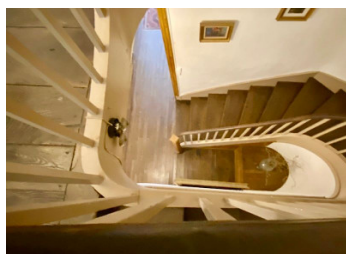


Impressive Maison de Maitre in the center of Nontron, 4 large bedrooms, lovely gardens



## INFORMATION

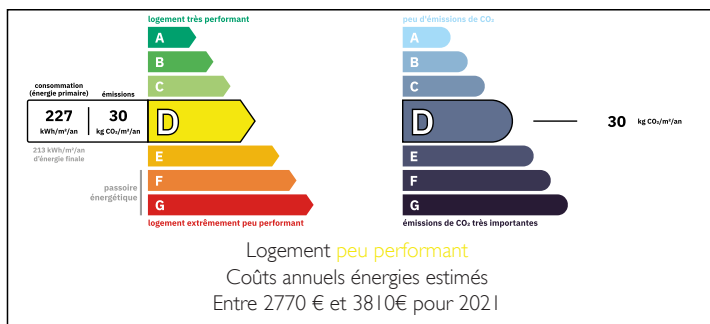
Town:	Nontron
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	737 m2



## IN BRIEF

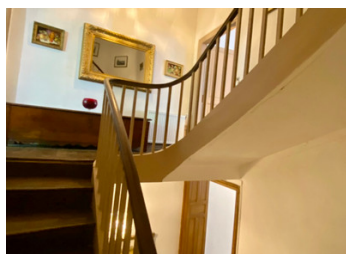
Discover a blend of historical charm and modern convenience in this expansive family home. Spanning over 220m<sup>2</sup>, this three-story property features four bedrooms, a spacious kitchen, and three bathrooms. Situated in the heart of town, it offers a comfortable and luxurious living experience with terraced gardens providing stunning views.

## 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 entrance hallway (4.4 m<sup>2</sup>) is a cozy and functional space, perfect for a console table or coat rack to welcome visitors.

The first floor bedroom with chimney (23.6 m<sup>2</sup>) is a spacious room featuring a charming chimney, with enough space for a king-sized bed, wardrobe, and additional furnishings.

An attached ensuite shower room (4.4 m<sup>2</sup>) includes essential fixtures, such as a shower, washbasin, and toilet.

The spacious kitchen (22.6 m<sup>2</sup>) is ideal for cooking and socializing, with room for a large dining table, appliances, and ample storage.

On the second story of this French maison de maître, you will find an elegant and spacious salon, measuring 36m<sup>2</sup>. This room boasts tall ceilings, intricate coving, and beautiful architectural features, complemented by tall windows and a charming fireplace—perfect for tea or early evening aperitifs. Further along the 12.5m<sup>2</sup> landing, there is a second kitchen, 34m<sup>2</sup> in size, offering lovely views over the terraced gardens. This floor also includes a convenient 4.8m<sup>2</sup> WC.

On the third floor, accessible via stunning original steps, you will find three further bedrooms:

A cosy 10.2m<sup>2</sup> bedroom towards the front with gorgeous views.

A 14.5m<sup>2</sup> bedroom with an adjoining 4.2m<sup>2</sup> shower room.

The largest bedroom on this floor, measuring 23.5m<sup>2</sup>, featuring a 5.2m<sup>2</sup> shower room and WC.

The attached barn/garage is quite spacious, providing ample room for various uses. It can be accessed conveniently from the main house or directly from the street level via double doors, which also allow for easy on-street parking.

## LOCAL TAXES

Taxe foncière: 1339 EUR

Taxe habitation: EUR

## NOTES