

Hamlet house with great potential, panoramic views in a picturesque setting



INFORMATION

Town:	Milhac-de-Nontron
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	45 m2
Plot Size:	23000 m2

IN BRIEF

A charming set of three separate buildings all ripe for conversion and creating a gite complex or one large family home with farmlands. This characterful property is nestled at the end of a short lane, surrounded by mature trees and green fields.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house/Studio 45m² with attached garage 25m² and access to a stable of 17m² could be easier converted into more living space.

Gite with a bathroom, wc and heating could either be incorporated into the main house or left separate for business potential.

Workshop 35m² currently could also be very easily be converted into more living space or another separate gite.

Carport and parking 90 m² is a perfect space for a car or even a camping car/caravan.

All this within a shot distance to Milhace de Nontron a small village with all your daily needs including a bar, bakery and butchers.

50kms to the nearest airport of Limoges and 15kms to the nearest train service in Thiviers which has links to Paris.

Please contact the agent for more details

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