

3 bed, 2 reception house with pool in quiet location



EXCLUSIVE

INFORMATION

Town:	Lussas-et-Nontronneau
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	98.5 m2
Plot Size:	841 m2



IN BRIEF

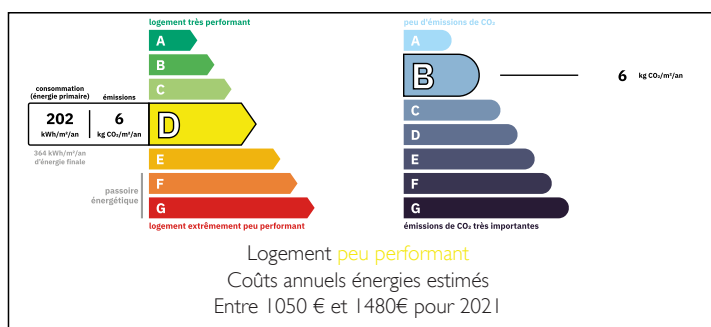
This is a lovely family or holiday home in a quiet location.

There is a terrace, and good-sized garden with a pool.

The house is double-glazed and has a new water heater.

Nontron is about 15 minutes and Angouleme, with its fast trains to Paris, is less than an hour's drive.

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

In detail:

Downstairs:

Entrance Hall - 2m²

Kitchen / Dining room - 14.6m²

Lounge - 16.7m²

Living-room - 11.25m²

Shower room with wc - 4.3m²

Upstairs:

Bed 1 - 16m²

Bed 2 - 14m²

Bed 3 - 15m²

Outside:

Terrace area

Garden

Pool

LOCAL TAXES

Taxe foncière: 651 EUR

Taxe habitation: EUR

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

NOTES