

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

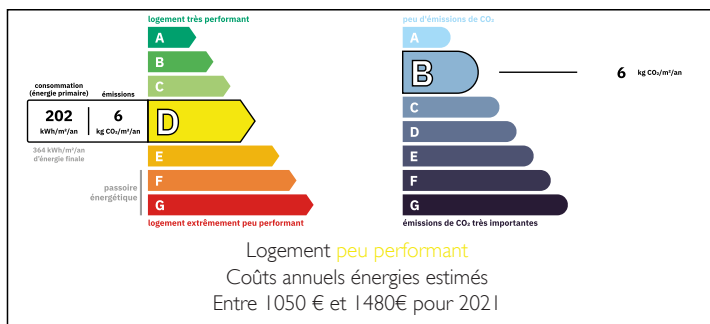
This is a lovely family or holiday home in a quiet location.

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 Angoulême, 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.



LOCAL TAXES

Taxe foncière: 651 EUR

Taxe habitation: EUR

NOTES

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

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