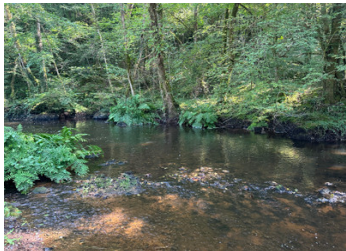


Stunning 3 bedroomed riverside property situated within the heart of the Dordogne and only 3kms from Nontron.



## INFORMATION

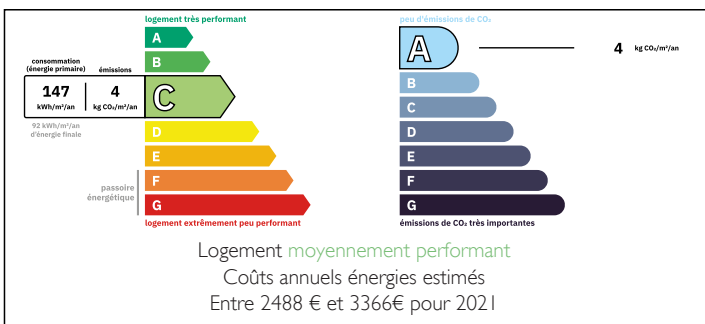
Town:	Nontron
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	270 m2
Plot Size:	62435 m2

## IN BRIEF

Nontron, nestled in the heart of the picturesque Dordogne region, is a charming and historic town known for its stunning natural beauty and authentic French charm. Famous for its artisanal cutlery, Nontron offers a serene lifestyle amidst rolling hills, lush forests, and tranquil rivers. The town boasts a rich history, with a medieval château and traditional half-timbered houses adding to its allure.

Nontron is perfect for those seeking a peaceful rural retreat while still being well-connected, with all essential amenities including shops, restaurants, schools, and healthcare services. It's an ideal location for nature lovers, offering plenty of outdoor activities such as hiking, cycling, and canoeing in the nearby Périgord-Limousin Natural Park. The region is also celebrated for its local markets, where fresh produce, truffles, and regional delicacies abound.

## 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

You approach this stunning property via a long tree-lined private driveway. Inside the house, a spacious entrance hall greets you. There is a convenient WC and cloakroom to the left. The well-appointed kitchen features a wide range of fitted units and opens onto the rear terrace, perfect for al fresco dining. To the rear, you'll find a utility room/pantry, followed by a boiler room and a small study. The bright and inviting main living room, accessible from both the kitchen and the entrance hall, is flooded with natural light thanks to windows on both sides. It boasts a beautiful log-burning stove set within a large chimney and comes complete with a baby grand piano. A small cellar, ideal for wine storage, can be accessed from the living room.

Upstairs, a large sitting room awaits, featuring a charming mezzanine library above and direct access to the garden via an external stone staircase. The first floor also offers three spacious double bedrooms and a family bathroom. The master bedroom includes its own en-suite shower room and dressing area.

The property is heated primarily by a newly installed air-source heat pump, ensuring warmth throughout via radiators. It has been allocated a DPE C energy rating.

Outside, you'll find several outbuildings, including former stables and a two-story garage. The garage offers fantastic potential for conversion into a two-story gîte or an apartment, with the downstairs space remaining as a garage.

Set in a completely private, idyllic location, the property boasts...

## LOCAL TAXES

Taxe foncière: 2561 EUR

Taxe habitation: EUR

## NOTES