

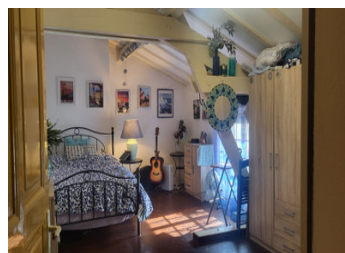
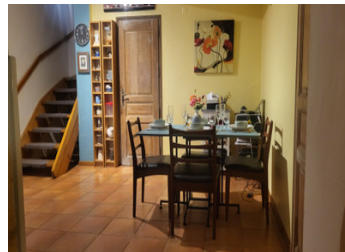
SOLD Beautiful stone 2 bed house with gated garden and garage in a quiet hamlet near Nontron

EXCLUSIVE



INFORMATION

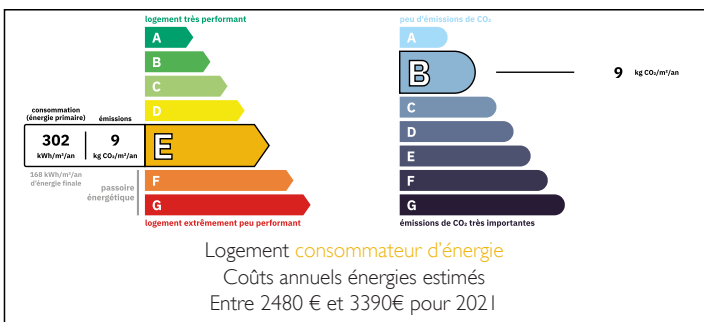
Town:	Saint-Martial-de-Valette
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	112 m ²
Plot Size:	400 m ²



IN BRIEF

An attractive home on 3 levels in a quiet hamlet. Deceptively spacious property in very good order throughout. Ready to live in. Nestled in a quiet hamlet just outside Nontron. Only 3 km to the centre of town with supermarkets, school and restaurants. Ideal permanent home or holiday home. Modern kitchen, utility room and shower room.

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 greater detail...

Ground floor:

Kitchen 19m² spacious kitchen diner with modern fitted units, dual fuel range cooker, dishwasher and extractor. There is a walk in larder and electric radiator.

Laundry Room 4m² practical laundry area

Bathroom 7m² with walk in shower, basin and toilet. Electric towel radiator.

1st Floor:

Living room 30m² with log burning stove, stone fireplace and tiled floor. Exposed stone walls and beams.

2nd Floor:

Bedroom1 18m² with exposed beam and wooden floor

Bedroom2 17m² with exposed beam and wooden floor

WC

Outside:

There is a non-attached garden just a few steps from the house, with a lovely, gated entrance and garage.

The property is in very good order and benefits from double glazing and broadband. The roof was replaced in 2012.

Nontron is just 3km and has a good range of shops and services including school up to Lycee.

The popular village of Brantome is just 20 minutes by car.

Flights from Limoges 77km, Bergerac 99km and Bordeaux 160km

TGV/LGV connection Angouleme 46km

LOCAL TAXES

Taxe habitation: EUR

NOTES