

## Family home in the heart of Nontron



## ENERGY - DPE

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## INFORMATION

Town:	Nontron
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	142 m2
Plot Size:	1712 m2

## IN BRIEF

Family house in the centre of Nontron.

House with family kitchen, double living room with fireplace, shower room and separate wc.

1st floor: 3 bedrooms, bathroom, dressing room, attic.

Basement with cellar and workshop, boiler room and garage.

Large garden with outbuildings, building land with another entrance from the rear of the adjoining land.

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: 1872 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Charming family home in the centre of Nontron  
Ideally located in the heart of Nontron, this family home offers spacious accommodation, lots of character and a large garden with building land. Perfect for a family or a main residence project with conversion potential!

Detailed description

Ground floor

A spacious family kitchen, ideal for sharing convivial moments.

A bright double living room with a beautiful fireplace, offering a warm and cosy space.

A practical shower room.

A separate WC.

Upstairs

Three bedrooms, all good-sized, perfect for welcoming a family.

An additional bathroom for added comfort.

A dressing room offering optimised storage space.

An attic, ideal for storage or future conversion.

Basement

A cellar for storing wine or groceries.

A workshop for DIY enthusiasts or artists looking for a dedicated space.

A boiler room, guaranteeing good heating management.

A garage, offering secure parking.

Outside

A large garden planted with trees, perfect for enjoying fine weather.

Outbuildings, offering storage or additional conversion possibilities.

Building land, a rare asset that allows for an extension or additional property project.

A property with great potential!

With its beautiful volumes, charm and central location, this house represents a great opportunity for a family or an investment project.