

Fully renovated modern family home with panoramic views.

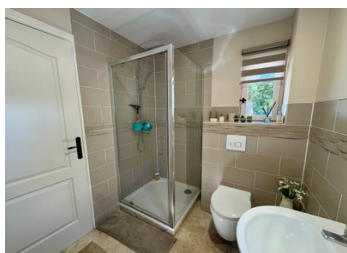


INFORMATION

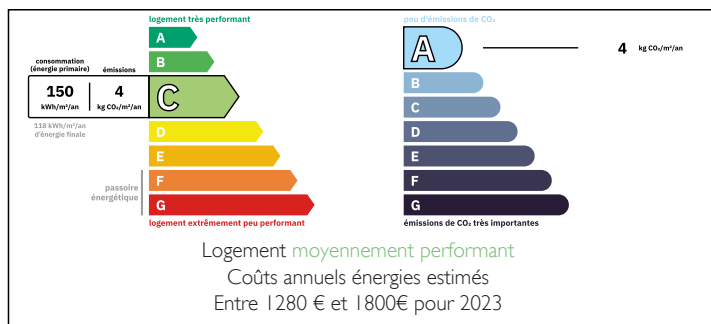
Town:	Nontron
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	6180 m2

IN BRIEF

This stunning 4 bedroom, 3 bathroom house, combining modern comforts with traditional charm. Although recently built, it offers many character features such as exposed beams and a wooden staircase in keeping with the rustic french charm.



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 enter into this modern home you are welcomed by a bright and spacious dining room, with a wood-burning stove heating six radiators. The ground floor is fully tiled and has double-glazed windows. From the dining room, you enter a superb, fully equipped English style kitchen with views over the surrounding garden. The cosy lounge, also with exposed beams and wood-burning stove, opens onto a pleasant rear terrace.

The ground floor also includes a disabled-accessible double bedroom with en suite shower room (shower, washbasin, WC), as well as a separate WC.

Upstairs, the spacious landing can be used as a relaxation area or study. An adjoining room could remain as a study or be converted into a single bedroom. The first floor also includes two bright master bedrooms both with en suite bathroom.

LOCAL TAXES

Taxe foncière: 2212 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