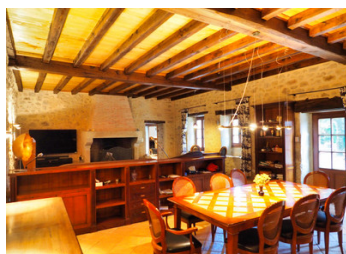
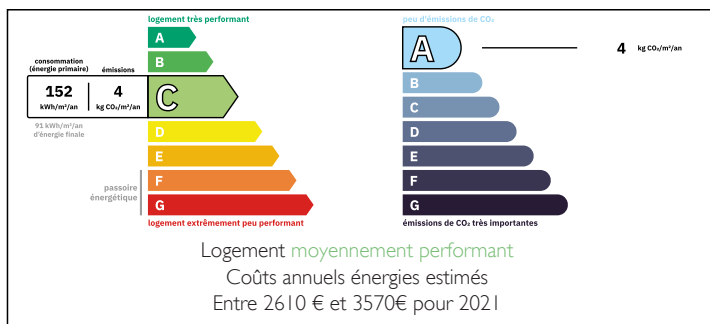


Superb restoration for this stone property



ENERGY - DPE



INFORMATION

Town:	Nontron
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	268 m²
Plot Size:	14022 m²

IN BRIEF

Renovated stone house – Haut Périgord

Charming stone house, fully renovated to a high standard.

The property offers 268 m² of living space and approximately 135 m² of outbuildings.

It comprises a spacious living room, a billiard room, 5 bedrooms and several shower rooms.

The grounds include a very large swimming pool with heat pump, a guest apartment, a large summer kitchen and a large garage.

The 1.4 hectare plot, part of which is enclosed, is ideal for animals.

The house also benefits from electricity resale thanks to its solar panels.

Ideally located just 5 minutes from shops, restaurants and a swimming lake.

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

The Périgord (Dordogne – 24)

The Périgord, in the heart of the Dordogne, is a region of outstanding beauty and cultural richness. Famous for its rolling landscapes, oak and chestnut forests, charming villages and world-renowned gastronomy, it attracts both visitors and new residents in search of an exceptional quality of life.

The Green Périgord, in the northern part of the department, is especially appealing with its unspoilt countryside, lush meadows, rivers and lakes ideal for swimming and outdoor activities. Life here follows a gentle rhythm, with clean air and distinct seasons – the perfect setting for a permanent residence or a holiday home.

Beyond its natural beauty, the Périgord is steeped in history, boasting castles, medieval bastide towns and Romanesque churches. Its convenient location near Limoges, Angoulême and Périgueux ensures easy access while preserving the peace and quiet of the countryside.

To invest or live in northern Périgord means choosing an authentic, welcoming region full of charm – where the French art de vivre is at its very best.

Renovated Stone House with High-End Features – Northern Périgord

Located in the northern Périgord, this beautifully renovated stone house offers outstanding quality, generous living space and a warm, welcoming atmosphere.

Layout:

Ground floor: spacious living room (61 m²), billiard room (49 m²), bathroom, separate WC with bidet, kitchen (11.6 m²) with pantry (3.7 m²), hallway.

LOCAL TAXES

Taxe habitation: EUR

NOTES