

A large commercial property in the centre of Nontron with 4 bedroom apartment.



## INFORMATION

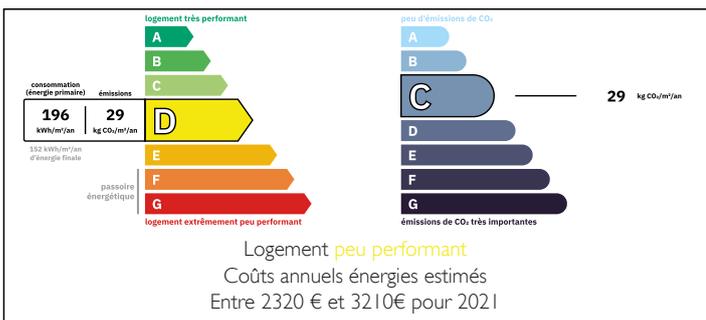
Town:	Nontron
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	380 m2
Plot Size:	253 m2



## IN BRIEF

A very large commercial property located in the centre of Nontron. A shop on the ground floor with an apartment of 4 bedrooms on the first floor. A large attic ideal for renovating. A small courtyard on the ground floor and a large veranda on the first floor.

## 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

The building is located on a side street off the main high street through the centre of Nontron. From the front of the building you have a large garage door leading straight into the garage for 2-3 cars. A front door leading into a corridor to access the apartment and a separate main door leading into the shop.

On the ground floor you have the shop with a back room and a cellar. On the first floor there are 4 bedrooms all of good proportions. Average room size 13m<sup>2</sup>. A large veranda, bathroom & WC.

A large attic space with windows is on the second floor. An ideal opportunity to renovate into further apartments or living space.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES