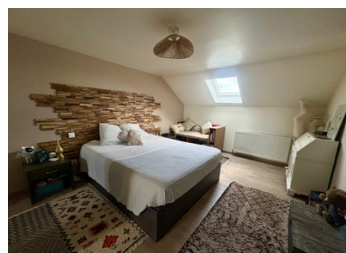


Modern 4 bedroom house. Terrace, swimming pool, large garden and hanger/workshop.



INFORMATION

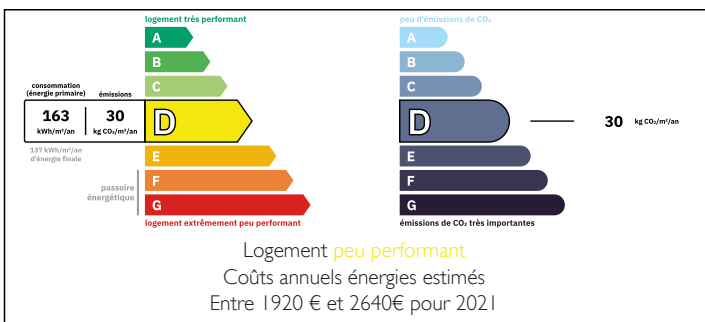
Town:	Nontron
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	136 m ²
Plot Size:	6855 m ²



IN BRIEF

This spacious four-bedroom home enjoys a peaceful setting with easy access to Nontron. It's features are a master bedroom suite, three additional bedrooms one on the ground floor and a modern kitchen that opens onto a bright open-plan living space. Outside, a terrace overlooks the swimming pool, while a large hangar and adjoining field provide excellent space for storage, hobbies, or outdoor use

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

A private driveway with space for parking several cars leads to the front of the property. You enter into the open plan LIVING/DINING room 7.2m x 5.2m (37.4m²) with wooden floor and a log burner. The KITCHEN 4.2m x 2.6m (11m²) is open to the dining room. A modern fitted kitchen. A toilet is on the ground floor along with a large double BEDROOM 3.5m x 3.3m (11.5m²). An ensuite SHOWER ROOM (1.7m x 1.8) is next to the bedroom. Leading off the kitchen are stairs to the first floor. 2 large double BEDROOMS 5.3m x 2.6m & 4.2m x 3.3m. A large master suite is a benefit to this property. BEDROOM 3.4 x 4.3 DRESSING ROOM 2.6m x 2.2m and SHOWER ROOM 2.4m x 2.8m.

Beneath the property is a large CELLAR 9.5m x 6.9m used as a laundry area and storage.

The outside space is a real plus to this property. A covered terrace with swimming pool and views across the fields.

A detached stone build hanger 300m² is also included in the property.

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

LOCAL TAXES

Taxe foncière: 788 EUR

Taxe habitation: EUR

NOTES