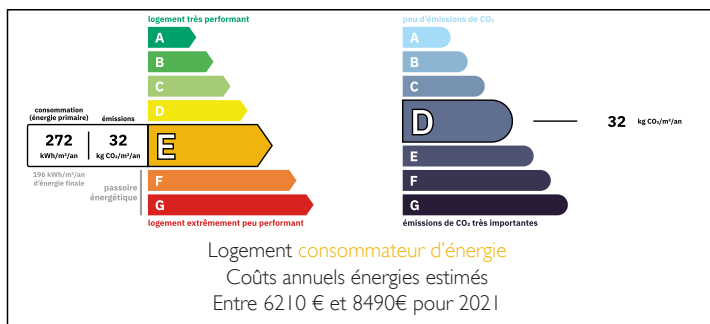


Spacious bourgeois house in charming village, 6 bedrooms, 2 bathrooms, garage, atelier and wooded garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Milhac-de-Nontron
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	185 m2
Plot Size:	3892 m2

IN BRIEF

Charming house to renovate in the heart of the village of Milhac de Nontron, a charming town in Périgord Vert, this house offers an ideal setting for those looking for space, authenticity and tranquility. Great potential for a rewarding renovation project. Spacious bourgeois village house, 185 m2, 6 bedrooms, 2 bathrooms, kitchen.

The house reveals generous volumes, high ceilings, large windows bringing in loads of natural light. The multiple rooms on two levels provide flexible possibilities to create a large familyhome, charming holidayhouse or even a guesthouse/chambre d'hotes project if wished for. (One room and bathroom on groundfloor is accessible for disabled persons.)

A large private garden, wooded yard behind the house, a spacious green natural outdoor space.

A garage, a storage, atelier offers convenient workspace in the backyard.

Single glazed all around, two characteristic fireplaces, kitchen.

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: 1846 EUR

Taxe habitation: 1389 EUR

NOTES

DESCRIPTION

Large characteristic bright house with approximately 185m² of living space, with adjoining double garage and atelier (approx 85m²) in the middle of a charming lively village but also with a good size piece of land, lushy, wooded garden.

This property offers numerous possibilities to finish and update in style.

The spacious house with its 6 bedrooms, 2 bathrooms, 1 separate WC and kitchen. Downstairs one bedroom with ensuite bathroom is fitted for disabled persons.

Double doors opening up to the spacious wooded, complete private backyard.

Large garage, storage and atelier. Hottub.

Single glazed all around, two characteristic fireplaces, kitchen.

The house is in need of renovation and repair to bring it back to its former grandeur, comfort and style. A unique opportunity to breathe new life into this historic home.

Located in a small rural village Milhac de Nontron within easy reach of local amenities.

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