

Moulin. Town centre location. 6 bedroom house, 4 gites and 4 bedroom chambre d'hote.



INFORMATION

Town:	Nontron
Department:	Dordogne
Bed:	10
Bath:	11
Floor:	598 m2
Plot Size:	8871 m2

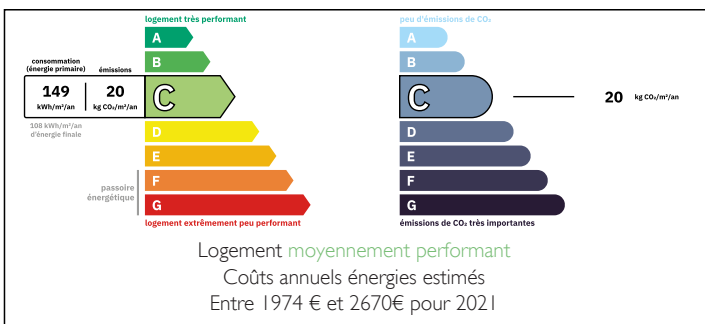


IN BRIEF

A large property with business potential located in the town of Nontron on the edge of the river Bandiat. An existing business of 4 gites and a 4 bedroom B&B. A renovated family home with 6 bedrooms.

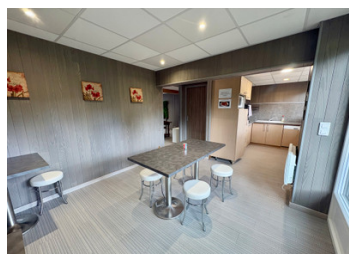


ENERGY - DPE



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 the property through gates that lead into a large gravel driveway. In front of the property is a tiled central courtyard.

MAIN HOUSE

CONSERVATORY 6.2m x 5.3m (31m²)

CLOAK ROOM 5.1m x 6.2m (31m²)

BUREAU 6.4m x 6.2m (39m²)

STORE ROOM 3m x 6.2m (18m²)

KITCHEN 5.9m x 10.9m (63m²)

DINING ROOM 5.8m x 13m

LOUNGE 5.1m x 7.4m

ENTRANCE/BUREAU 2.4m x 4.7m

CONSERVATORY 12.5m x 6.9m (85m²)

TOILET

FIRST FLOOR

BATHROOM 2.5m x 4.6m

BEDROOM 1 4.5m x 4.6m with ensuite

BEDROOM 2 5.8m x 4.3m

BEDROOM 3 4.7m x 4.5m

SECOND FLOOR

BEDROOM 4 4.6m x 6.3m

BEDROOM 5 5.8m x 5.2m

BEDROOM 6 6.3m x 5.1m

SHOWER ROOM 2.5m x 4.6m

GITE 1 - 2 bedrooms 54m²

GITE 2 - 2 bedrooms 52m²

GITE 3 - 2 bedrooms 50m²

GITE 4- 2 bedrooms 50m²

B&B ROOMS 20m² (approx)

DOUBLE ROOM 1 with ensuite

DOUBLE ROOM 2 with ensuite

DOUBLE ROOM 3 with ensuite

DOUBLE ROOM 4 with ensuite

DINING ROOM 5.3m x 9.3m

KITCHEN 4.4m x 10.3m

OUTSIDE

Pool

LOCAL TAXES

Taxe foncière: **3567 EUR**

NOTES