

Atypical stone 3-bedroomed village house in hamlet in Green Périgord

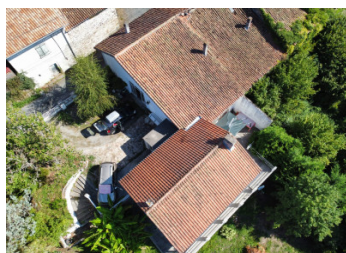


INFORMATION

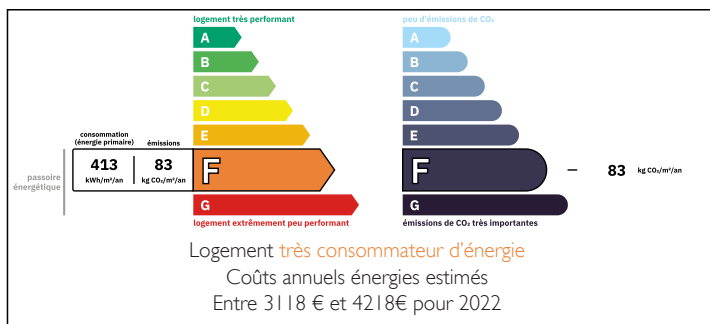
Town:	Nontron
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	2027 m2

IN BRIEF

This 3-bedroomed house, in need of some updating, is a real treasure. Looking out over a wooded valley, here you will find peace and quiet. Nontron has the sub-Prefecture for Administration, 3 supermarkets and all amenities. A Saturday morning market, brings colour and life, also enabling you to buy fresh local products.

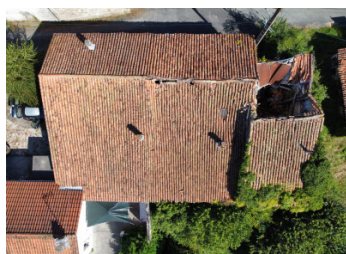


ENERGY - DPE



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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 house: On the ground floor: Entrance hall: 8.20m² . Leading into a large comfortable lounge (36m²) with parquet floor and an open fireplace. Next to this is a smaller dining room (15m²) with double doors leading out to the garden. Two bedrooms: 12m²; 11.7m²) all with parquet floors. Bathroom and toilet.

Downstairs: Pleasant room (23.7m²) looking out to the secluded garden with French windows. Kitchen: 12.20m² with woodstove and a back kitchen 11.76m². Oil-fired central heating. Large garage (50.72m²). The property is 70km from Limoges airport and 1H30 from Bergerac airport.

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

LOCAL TAXES

Taxe foncière: 808 EUR

NOTES