

Farmhouse with gites, swimming pool, land and outbuildings in a quiet hamlet near Nontron

## EXCLUSIVE



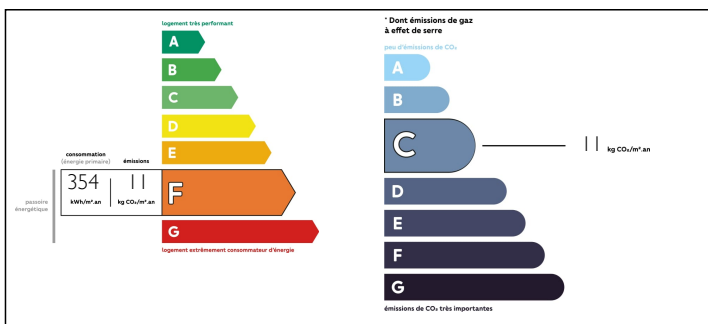
## INFORMATION

Town:	Lussas-et-Nontronneau
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	295 m2
Plot Size:	4522 m2

## IN BRIEF

Great value gite complex with flexible accommodation. A superb ensemble bursting with character and ideal for anyone wanting to have a home with an income. This property must be seen to be appreciated. The main building has one self contained gite and the remainder can be divided in to 2 units to create another gite or left as one big family home. In addition there is a detached cottage with one bedroom.

## 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.



## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

## NOTES

## DESCRIPTION

Owners accomodation with 2 bedrooms and comprising:

Kitchen - 25m2 spacious farmhouse dining kitchen with log burning stove, exposed beams and air conditioning.

Living room 29m2 large living area but cosy with an ancient fireplace, log burning stove and exposed beams. This part of the house is believed to date back more than 200 years and has the original arched doorway. Air conditioned.

Charming balcony area overlooking fenced gravelled garden.

Bedroom1 13.5m2 – electric heater.

Bedroom2 10m2 – electric heater.

Mezzanine 15m2 perfect office space or spare bedroom. Access to fully boarded storage area.

Shower room with electric heater.

Linen store – leading to:

2nd part – currently Gite Anemone

Bedroom3 24m2 with wooden floor and en-suite shower room with basin, toilet and electric heating.

Bedroom4 10.5m2 with wooden floor and electric heating.

Bedroom5 10m2 with wooden floor and electric heating.

Kitchen2 40m2 - open plan kitchen & living area on the ground floor with separate access, log burner, electric heater, TV and Wi-Fi.

Gite Chive Cottage (within the main building)

Kitchen/living area 32m2 - open plan kitchen living with fitted kitchen, log burner, electric heater, TV and Wi-Fi.

Bedroom1 -20m2 – electric heater.

Bedroom2 -25m2 – electric heater and access to rear patio area and BBQ.

Shower room 6.5m2 with shower, basin, WC & heated towel rail.

Lavender Cottage

This is a detached cottage on the same plot.