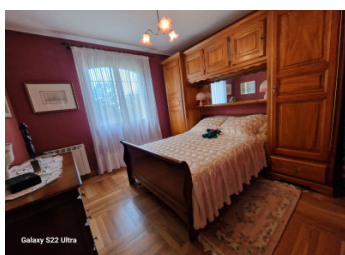


Single-storey house in a residential area



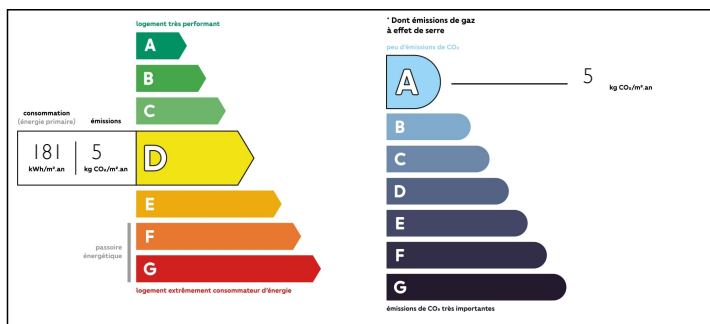
INFORMATION

Town:	Nontron
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1500 m2

IN BRIEF

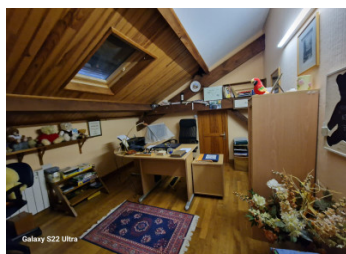
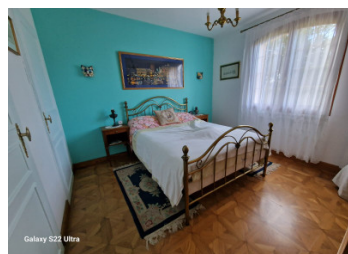
Traditionally built 1989 house comprising a fitted kitchen opening onto a cellar/garage and cellar, a double living room of 34m², entrance hall, three bedrooms, shower room and separate wc. Attic for storage. Garden of 1500m², shed and woodshed. Covered terrace of 10 m2 . The house is air-conditioned and the septic tank is up to standard. Close to Nontron in a quiet area.

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

This traditional house built in 1989 offers a comfortable living environment in a quiet area close to Nontron. Key features include:

An equipped kitchen, overlooking a storeroom/ garage and a cellar, offering a practical space for the preparation of meals and storage of provisions.

A spacious double living room of 34m², ideal for entertaining and relaxing with family or friends.

A welcoming entrance that leads to the different rooms of the house.

Three bedrooms, offering comfortable rest areas for the occupants.

A bathroom and separate toilet for convenience.

An attic, offering additional storage space for seasonal business or little-used items.

A 1500m² garden, with a shed and a pyre, offering a spacious and peaceful outdoor area to enjoy nature.

A covered terrace of 10 m², offering a shaded and sheltered area to relax outside in any weather.

The house is equipped with air conditioning to ensure optimal thermal comfort, and the septic tank complies with current standards, thus offering an effective and environmentally friendly sanitation solution.

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

LOCAL TAXES

Taxe foncière: 950 EUR

NOTES