

Beautiful stone house with 4bedrooms, a pool, one acre of garden and lovely country views !



## INFORMATION

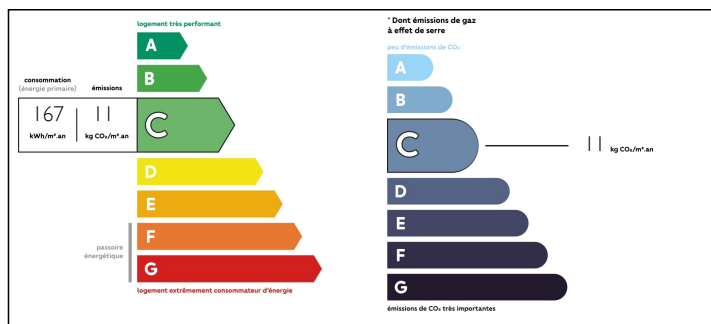
Town:	Saint-Martin-le-Pin
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	3998 m2



## IN BRIEF

This charming stone property with 4 bedrooms, garage, gorgeous garden with its own pool and terrasse area is ideal to come and enjoy the gorgeous country views France has to offer ! This property is ideally situated with a rural location just 5 minutes from the town center of Nontron with all amenities.

## 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

The property consists off :

Ground floor :

- Kitchen/Dinner with its own log burner 42m2
- Living room with a lovely log burner 40m2
- WC
- Up a few steps : bedroom / office space with a mezzanine : 18m2

1st floor :

- Master bedroom with en-suite (newly installed a few years ago)
- 2 bedrooms
- Bathroom

Garage 27m2 and Cave 19m2

Car port

## LOCAL TAXES

Taxe foncière: 1571 EUR

A wooden terrace covers part of the swimming pool, whose original dimensions of 10/5m have been reduced to 3/5m. A new liner and filter were installed in 2022. The restoration to its original condition is not complicated, without too much expense.

The beautiful garden which passes harmoniously into a small fenced meadow, perfect for housing a few sheep for example.

## NOTES

A real gem in the middle of our beautiful countryside

Additional information :

Heating : Radiators through a heat pump + additional gas boiler if necessary.

2 log burners

Double-glazed PVC frames, electric roller shutters.

Septic tank

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