

Spacious family home in a quiet residential area, walking distance to a market town with amenities - Dordogne



## INFORMATION

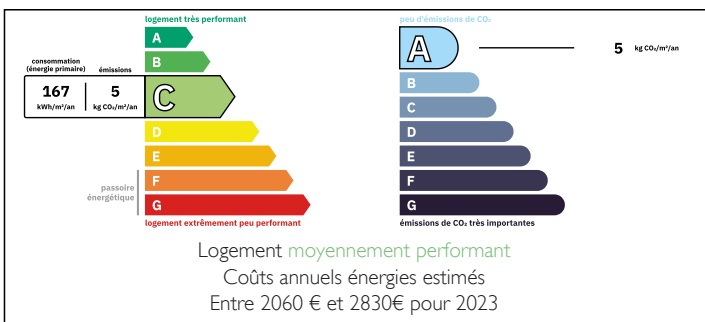
Town:	Nontron
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	176 m2
Plot Size:	738 m2



## IN BRIEF

A lovely family home situated in a private, quiet residential area within walking distance of the vibrant market town Nontron, famous for its knives and close to all amenities. This property features 6 bedrooms, front and rear enclosed gardens, and a garage. Whilst fully habitable, it offers great potential for modernisation or improvement.

## 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 property is habitable, featuring well-lit rooms, electric heating, insert wood burner, and mains drainage; however, it would benefit from modernisation.

The property boasts generously sized front and rear mature gardens, a private driveway, and a secure lockable garage.

### HOUSE

Ground floor:-

Entrance 4,59m<sup>2</sup> (3,96m × 1,16m) door to front, tiled floor, built-in cupboards.

Kitchen 9,97m<sup>2</sup> (2,9m × 3,44m) range of wood base and wall units, front aspect, tiled flooring.

Living room 26m<sup>2</sup> (3,5m × 7m + 1,19m × 2,1m) chimney with insert wood burner, dual aspect with double doors front and rear, bar area, staircase to 1st floor landing.

Hallway 4,07m<sup>2</sup> (4,68m × 0,87m) tiled flooring, built-in store cupboards with plumbing for washing machine and water tank)

Bedroom 1 - 9,20m<sup>2</sup> (3,09m × 2,98m) rear aspect, Lino flooring

Bedroom 2 - 11,92m<sup>2</sup> (4m × 2,98m) rear aspect, Lino flooring, fitted wardrobe.

Bedroom 3 - 9,5m<sup>2</sup> (2,44m × 3,9m) front aspect, Lino flooring, fitted wardrobe.

Bathroom - 4,5m<sup>2</sup> (2,68m × 1,69m) front aspect, bath, double hand basin, bidet.

Separate WC 1,1m<sup>2</sup> (1,31m × 0,84m)

First floor:-

Mezzanine landing 17m<sup>2</sup> rear aspect, feature beams, velux window.

Bedroom 4 - 16,1m<sup>2</sup> rear aspect, large velux, Lino flooring.

Hallway

Separate WC 1,28m<sup>2</sup> (1,08m × 1,17m) lino flooring.

Bathroom 8,2m<sup>2</sup> (3,28m × 2,5m) front aspect, bath, hand basin.

Store room 5,3m<sup>2</sup> (3,2m × 1,6m)

Bedroom 5 - 18,37m<sup>2</sup> (4,4m × 4,1m) front aspect, beam features - through to:-

## LOCAL TAXES

Taxe habitation: EUR

## NOTES