

A true gem: generous space, plenty of light, and amenities nearby



## INFORMATION

Town:	Nontron
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	175 m <sup>2</sup>
Plot Size:	3200 m <sup>2</sup>

## IN BRIEF

Built in 2002, this beautiful home combines modern comfort, generous living spaces and abundant natural light, creating a warm and welcoming atmosphere throughout.

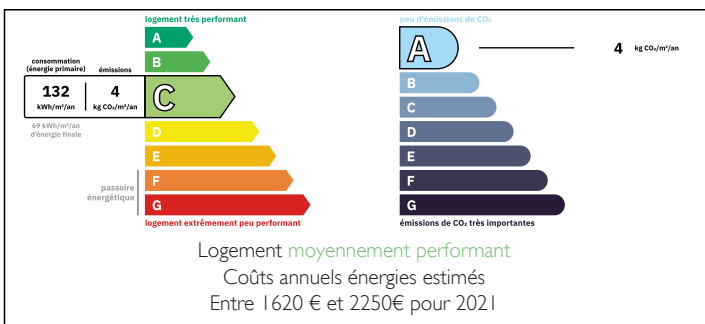
A bright and practical ground floor

From the moment you step inside, you'll appreciate the spacious and light-filled living room, opening directly onto a south-facing terrace, perfect for enjoying sunny days outdoors.

The property also features a separate kitchen, complemented by a utility room and an adjoining pantry, offering excellent storage and everyday convenience.

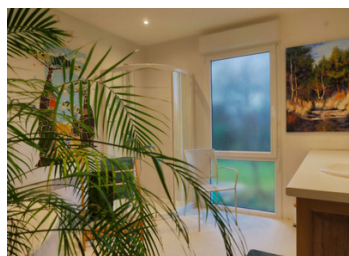
The sleeping area on this level includes three bedrooms, one of which benefits from a mezzanine and an art studio/workshop space — ideal for creative projects, a home office or a quiet retreat.

## 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

Nestled close to the Périgord-Limousin Regional Natural Park (Parc naturel régional Périgord-Limousin), this property enjoys a truly privileged setting in one of the most unspoilt areas of South-West France. Renowned for its rolling green landscapes, extensive forests, rivers and lakes, the park is a haven for nature lovers and outdoor enthusiasts.

It offers an exceptional quality of life, with countless opportunities for walking and hiking trails, cycling routes, horse riding, wildlife observation, and peaceful countryside escapes. The region is also appreciated for its traditional villages, local markets, historic heritage and authentic gastronomy, making it an ideal location for those seeking both tranquillity and character.

Built in 2002, this bright and welcoming home combines modern comfort, generous living spaces and quality finishes, perfect for everyday living or as a relaxing countryside retreat.

Ground floor – space, light and practicality

The ground floor features a spacious, light-filled living room opening directly onto a south-facing terrace, ideal for outdoor dining and enjoying sunny days.

A separate kitchen is complemented by a utility room and an adjoining pantry, offering excellent storage and practical working space.

The sleeping area includes three bedrooms, one of which benefits from a mezzanine and an artist's workshop/studio, ideal for creative projects, a home office or a quiet reading space.

A family bathroom and a separate WC complete this level.

Beautiful wide-plank chestnut wood flooring runs throughout, adding warmth and timeless character.

First floor – privacy and open views

## LOCAL TAXES

Taxe foncière: 2247 EUR

Taxe habitation: EUR

## NOTES