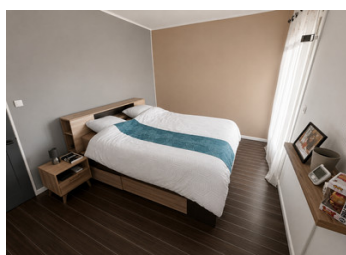


Contemporary 1980's House with 3 bedrooms in a Northern Dordogne town with all commodities within a 5 min walk



INFORMATION

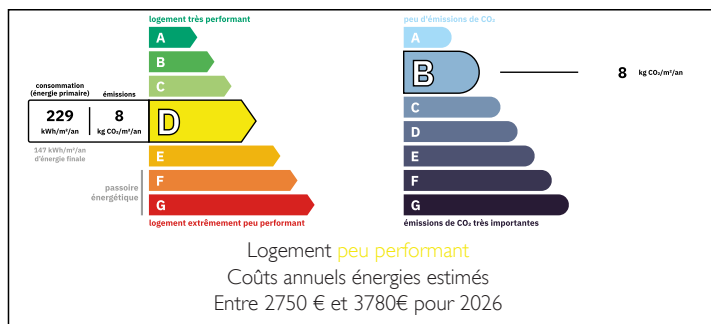
Town:	Nontron
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	143 m2
Plot Size:	939 m2



IN BRIEF

Located within easy reach of shops, services and everyday amenities, this attractive contemporary home, built in the 1980s, offers comfortable accommodation and a pleasant living environment.

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

Arranged over several levels and extending to approximately 143 m², the property combines generous living spaces with a practical layout suited to modern family life. The ground floor comprises an entrance hall, a bright and spacious 45 m² living room, a fitted kitchen, utility room and WC. Large windows allow plenty of natural light, creating a warm and welcoming atmosphere throughout.

Upstairs, the landing leads to three bedrooms, one of which has access to the outdoor terrace through sliding doors and provides a spacious dressing area. A large family bathroom and a separate WC. round out this area. Attic space provides useful additional storage with three designated areas making it easy to organise.

Outside, terraces to both the front and rear of the property offer ideal spaces for outdoor dining, entertaining or simply relaxing. The garden extends to approximately 939 m² and is easy to maintain, providing a pleasant setting to enjoy throughout the seasons.

A full basement beneath the house includes a garage and cellar, offering excellent storage, workshop space and parking.

A welcoming property offering generous accommodation, practical living space and the convenience of nearby amenities, while retaining a calm and enjoyable setting.

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

NOTES