

5 Bedroom Riverside House with Stunning Nontron Views, Garden, Studio & Gîte Potential in North Dordogne

EXCLUSIVE



INFORMATION

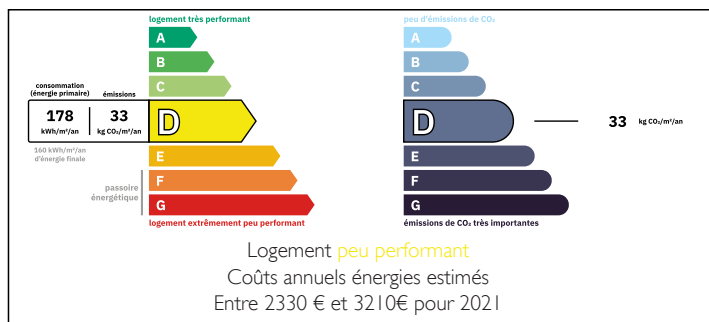
Town:	Nontron
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	209 m2
Plot Size:	6970 m2

IN BRIEF

Set in a peaceful location within easy walking distance of the historic town centre of Nontron, the capital of the Périgord Vert, this impressive 5-bedroom family home offers 6970m² of beautiful gardens with 200m of river frontage, stunning views of the town, generous living space, a separate art studio, and excellent potential for creating a gîte or independent annexe. A unique opportunity combining space, nature and convenience in the heart of the Périgord-Limousin Regional Natural Park.



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.



LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES

DESCRIPTION

Rare opportunity to own a family home offering generous living and entertaining spaces, incredible views, large gardens, massive river frontage, a studio and excellent potential for creating additional living space. All within a national park, in walking distance to amenities in a historic town!

The House

The property is approached via a front garden leading to a glazed veranda, providing a welcoming entrance. To the right is the fitted kitchen, (15.95m²) while straight ahead you enter the bright and spacious living/dining room (30.8m²). This wonderful space opens out onto an impressively large balcony (~30m x 2.8m) which wraps around 2 sides of the house, providing perfect indoor/outdoor living, with fabulous entertaining spaces and magnificent views over Nontron.

The south facing kitchen is naturally bright, and benefits from a range of traditional French kitchen units, providing a large and practical space. From here, the hallway (7.3m²) leads to the first family bathroom (6.4m²), equipped with a jacuzzi bath and shower over, bidet, WC and double washbasins. The hallway then leads to the 1st bedroom, (11.3m²) and on to a guest WC (1.65m²).

A staircase from the hallway takes you up to the first floor. Here you will find a naturally lit large landing (10.95m²) with a reading desk space, built-in bookcase and a linen storage cupboard. The 4 upstairs bedrooms (9m², 14.8m², 15.35m² and 10.35m²) and second family bathroom (3.65m²) open out onto this landing. Two of the bedrooms have views over the river. The bathroom...