



MAJESTIC 15TH CENTURY HOUSE SURROUNDED
BY BEAUTIFUL FORMAL GARDENS WITHIN
WALKING DISTANCE TO ALL AMENITIES.

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ALL AM...



| PROPERTY FACT FILE | |
|---|--|
| REFERENCE | A06420 |
| PRICE | € 595,000 £ 492,422* <small>*agency fees included: 6 % TTC to be paid by the buyer (561 500 EUR hors honoraires)</small> |
| BEDROOM | 5 |
| BATHROOM | 2 |
| ACCOMMODATION | 425 m ² |
| LAND | 7727 m ² |
| TOWN | Nontron |
| DEPARTMENT | Dordogne |
| LOCATION | Town property |
| TYPE | Maison familiale |
| CONDITION | Good condition |
| FEATURES | Other Drainage, Private parking, High speed internet |
| <small>*Price based on current exchange rate which is subject to change</small> | |



- Walking distance to shops in Nontron
- Triple glazed windows
- Beautiful gardens
- Own water source for garden watering
- Sold fully furnished

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This 'mini Chateau' is situated in a very quiet location on a hill with panoramic view and within walking distance of the centre of Nontron, where there are 3 supermarkets (Super U, Intermarché and Lidl). Habitable surface 425 m², spacious rooms. On a plot of about 7727 m² which is completely fenced. All the château windows are new

DESCRIPTIF

A long tree lined private driveway leads you to the gardens which completely surround the chateau.

Through the main entrance you will find a grand staircase and immediately in front of you are double doors to a morning room(16m²) with original tiled floors and wooden beams. From the morning room you have access to the terrace, the fully fitted kitchen(24m²) and the dining room(32m²) with original fireplace. The lounge(36m²) also with original fireplace can be found via a double entrance from the dining room and boasts double doors onto the garden. Down the corridor from the entrance hall you will find a separate wc, boiler room/utility room and store room which also has access to the garden.

On the first floor you arrive at a large landing from which you can access the east and west wing. The East wing has a large luxury bathroom and three beautiful bedrooms all with original features. The West wing comprises the Master bedroom (35m²) with ensuite bathroom and another large interconnected bedroom(25m²).

The château has been fully restored to preserve the original features and comes fully furnished. The gardens have been very well maintained and have a formal section, a vegetable plot, a natural drinkable well/fountain, a formal fountain and two terraced areas.

All this and even walkable distance to the town centre of Nontron. This property is less than 80kms from the nearest airport in Limoges and less than 50kms from Angouleme which offers direct train serv

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06420>

COMPLETE FILE AND PHOTO ON REQUEST

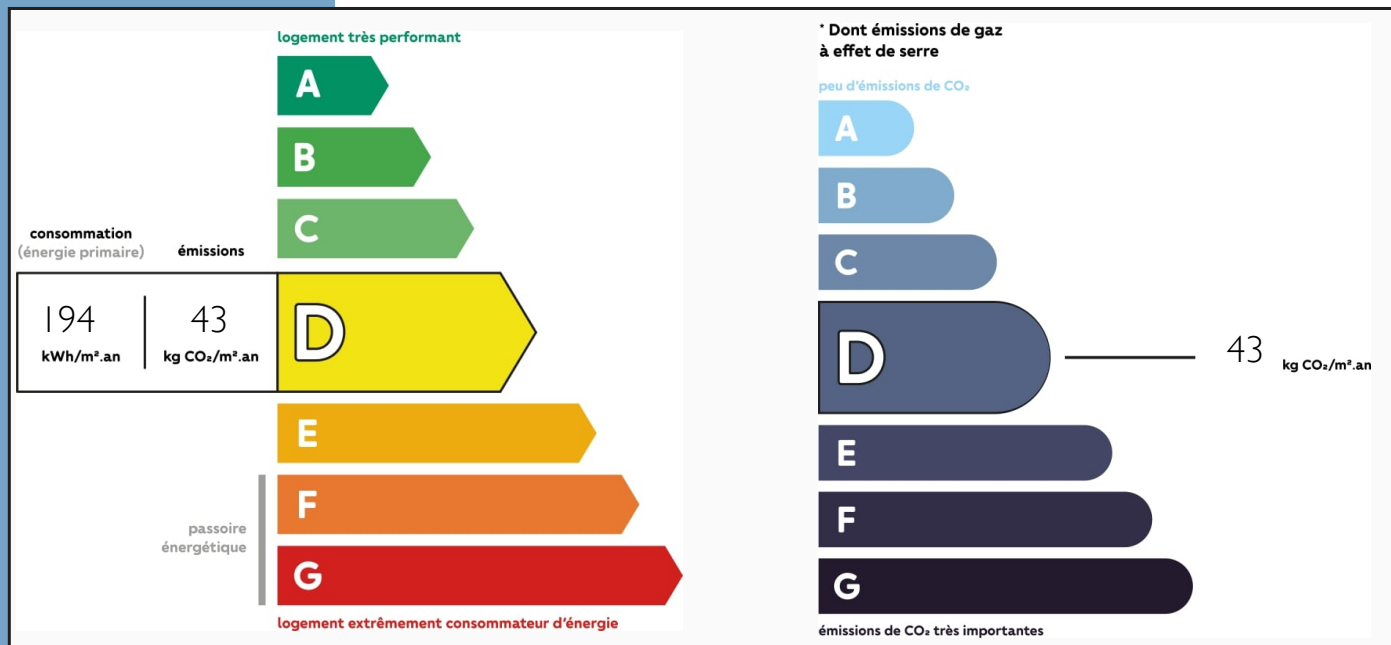


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

Réf :A06420
FILE COMPLETE
AND PHOTOS
ON REQUEST

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