



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

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PROPERTY FACT FILE

REFERENCE	A06420
PRICE	€ 595,000 £ 0* <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	
LOCATION	Town property
TYPE	Maison familiale
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, High speed internet

*Price based on current exchange rate which is subject to change

- 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 Angoulême which offers direct train serv

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

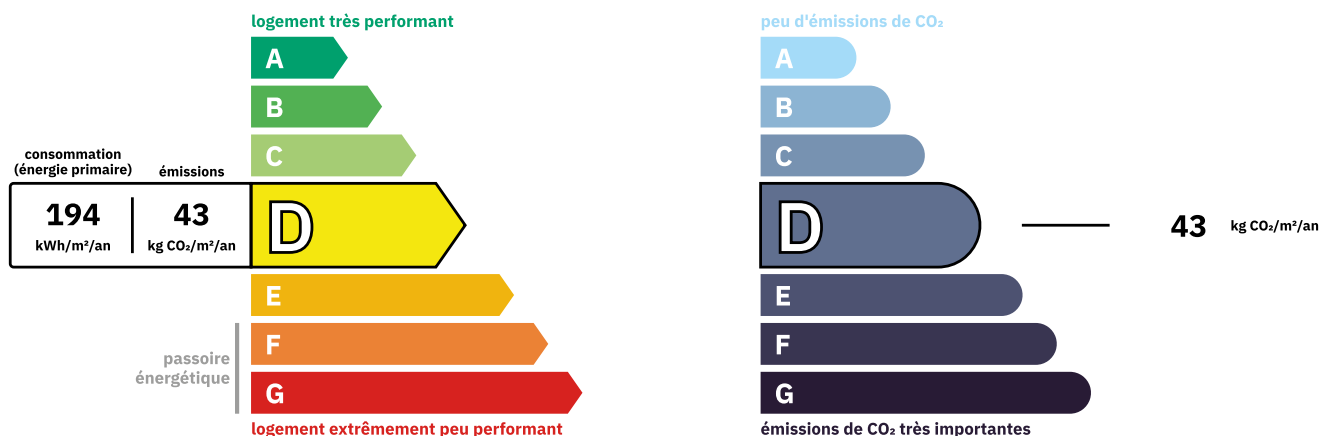
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 4140 € and 5610€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A06420
FILE COMPLETE
AND PHOTOS
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