

**Reference:** R7617  
**Location:** Dordogne (24) – Nontron  
**Type:** House  
**Setting:** Rural  
**Bedrooms:** 5  
**Bathrooms:** 2  
**Habitable:** 140m<sup>2</sup>  
**Land size:** 11454m<sup>2</sup>  
**Condition:** Ready to Move In  
**Year built:** 1973  
**Heating:** Electric  
**Shops:** 1 km  
**Pool:** Yes  
**Outbuildings:** Yes



EXCLUSIVELY LISTED WITH ALLEZ-FRANCAIS AT A REDUCED ASKING PRICE

Just 5 minutes drive from the centre of Nontron in the beautiful Perigord Vert, sits this imposing 5 bedroomed house which lies at the centre of extensive grounds, surrounded by mature trees which affords total privacy. In the grounds are a covered swimming pool and a plantation of truffle oaks.

Built to a very high standard in 1973 and completely redecorated within the last four years, this spacious property sits over a large basement area which offers secure parking for up to three cars, a wine cellar and a workshop

A central staircase leads up to the first floor which offers a recently re-fitted kitchen with double electric ovens and a 'gas on glass' hob. There is a large lounge/dining room with wood burning stove, a conservatory, a study with built in book cases, a double bedroom (currently utilised as a craft and sewing room) and a shower room with a separate W.C.

On the first floor are four further bedrooms, a large storage room and a further shower room and separate W.C.

A south facing sun terrace leads from the house to the salt water swimming pool which benefits from a retractable Perspex cover which helps to keep the pool area warm and clean all year round.

Sitting behind the electrically operated entrance gate are just under 3 acres of private grounds which consist of sweeping lawns with mature trees. The small plantation of specially planted truffle oaks has been known to produce up to 2kg of valuable black truffles in a season.

It is a short walk down to a bar and boulangerie in the local village and just a five minute drive into the centre of the historic town of Nontron which sits at the heart of the Perigord-Limousin National Park. Nontron boasts a wide range of local shops, bars, cafés and restaurants along with three large supermarkets. It is just 15 minutes to the stunning town of Brantome, the so called 'Venice of the Perigord', whilst the airport in Limoges can be reached in around 60 minutes.

Agency fees of 6% are included in the asking price.  
Honoraires d'agence de 6% TTC inclus, charge acquéreur.  
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€249,000

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

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