



## CHARACTER PROPERTY



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 628,740.24

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nontron
Cap:	24300
Pubblicato:	12/01/2026

### Descrizione:

Witness to a brilliant past, on the edge of a bustling village with all amenities, access to the property is via a small dead-end road that leads to the gate. Preserved and peaceful, hidden behind large trees, this noble residence can only be glimpsed once you enter the park. Transformed by the ages, it has been able to preserve its former harmony, while providing its inhabitants with large living spaces, beautiful high ceilings, double interior doors, and charming and characterful features such as oak beams, period floors, and stone fireplaces. Having probably been built by regional notables, the residence meets all the requirements of a large family home, guaranteeing a discreet, secluded life yet within walking distance of shops and schools, while offering beautiful, unobstructed views of the village. The 333 m2 of living space on two floors consists of a beautiful entrance hall, two living rooms, a kitchen, a dining room, a laundry room, 5 bedrooms, one of which has a private bathroom, and a second bathroom. Recently, all the window frames have been replaced with tropical wood and triple glazing the same goes for the oil-fired boiler, which was installed in 2014. A large 200 m2 south-facing terrace and a second romantic terrace next to the castle allow you to fully enjoy the views of the village and the rose garden of 400 rose bushes. And to water this beautiful park, there is a spring that provides 750L/hour! A beautiful wrought iron greenhouse accentuates the charm of the fully enclosed park (7700 m2) of this little gem with its undeniable noble stature. A very interesting little extra: the movable property (furniture, garden equipment, etc.) is included in the asking price.

Costruito:	1487
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### Comune



Camere da letto: 5  
Bagni: 2  
Finito piedi quadrati: 333 mq  
Dimensione del lotto: 7727 mq

## Room details

Total rooms: 9  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Oil

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 194

## Building details

Numero di piani: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TXNV-T27207/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T27207/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 62C06B5524794260

