



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 892,695.78

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nontron
Geplaatst:	16-04-2025

### Omschrijving:

The villages of Nontron and Augignac are located in the heart of the Nontronnais region between forests, meadows and ponds. And it is here that this property is hidden from view and yet close to the networks. You enter a bucolic setting of 2 hectares of nature and leisure that invites you to relax at the edge of the pond after having enjoyed the comfortable size of the swimming pool and the restaurant. The wooded grounds offer - a mini golf course, - a tennis court, - a sports hall. The complex built around the pool offers - a fully renovated house of 145m<sup>2</sup>, - five small gîtes for two persons of 35m<sup>2</sup>, - a mobile home of 20m<sup>2</sup> - a large, modern, bright gîte with beautiful living spaces (110m<sup>2</sup> with two bedrooms) - and a restaurant with terrace located in the heart of the Périgord Vert. Three accesses allow to reach the property and to join the bakery of the village, or the walks of the Dordogne. The gîtes are sold equipped and furnished for a quick start of tourist reception. The shower rooms and toilets have been renovated. The large gite has been redesigned and offers a nice open space on a terrace. The main house has been completely redone and offers beautiful and luminous living spaces with a great thermal comfort. The whole is accessible to people with reduced mobility. This set has a strong commercial potential immediately exploitable with the equipment in place and in an attractive region by its natural and historical environment. Price including agency fees : 773.800 € Price excluding agency fees : 730.000 € Buyer commission included: 6 %

### Algemeen

Slaapkamers:	10
Badkamers:	8
Afgewerkte vierkante meter:	430 m <sup>2</sup>
Lot Afmeting:	23749 m <sup>2</sup>



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL:

[http://www.arkadia.com/MLSM-T1665/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T1665/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi61847

