



## 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 345,634.08

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nontron
Geplaatst:	19-06-2025

### Omschrijving:

This well-built 4-bedroom, 3-bathroom home offers a comfortable layout with a blend of modern construction and traditional features such as exposed beams and a wooden staircase. The entrance opens into a bright dining room with a wood burner that heats six radiators. The ground floor is tiled and double glazed throughout. From here, you move into a well-equipped kitchen with pleasant views over the garden. The lounge, also featuring exposed beams and a log-burning stove, opens onto a rear terrace. On the ground floor there is a wheelchair-accessible double bedroom with en-suite shower room (shower, basin and WC), as well as a separate guest WC, making it ideal for visiting guests or multi-generational living. Upstairs, the spacious landing provides room for a sitting area or office space. There is an additional room currently used as an office, which could also serve as a single bedroom. The first floor also includes a master bedroom with en-suite and a second good-sized double bedroom, also with its own en-suite. Outside, the property benefits from countryside views and practical outbuildings including two sheds with a carport between them, a third shed and a wood store. Located just 6 km from Nontron and its amenities, the property offers a rural setting while remaining conveniently close to town. Viewings are recommended to fully appreciate what this home has to offer. Price including agency fees : 299 600 € Price excluding agency fees : 280 000 € Buyer commission, tax included: 7%

### Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	159 m <sup>2</sup>
Lot Afmeting:	6180 m <sup>2</sup>



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL:

[http://www.arkadia.com/MLSM-T9862/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9862/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi80893

