



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 892,695.78

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Nontron
 Posted: Apr 16, 2025

Description:

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 145m2, - five small gîtes for two persons of 35m2, - a mobile home of 20m2 - a large, modern, bright gîte with beautiful living spaces (110m2 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 %

Common

Bedrooms: 10
 Bathrooms: 8
 Finished sq. ft.: 430 sq m



Lot Size: 23749 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T1665/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi61847

