



70's built house on basement, 3 bedrooms, 600 m² garden in small Perigord town, Dordogne,

24300, Nontron, Dordogne, Nouvelle-Aquitaine

* Available * 1 Bed * 1 Bath

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€171,200

Ref: BVI25133

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French Entrée 

Property Description

Near shops. Central heating with heat pump. Double glazing throughout. Mains drainage. The house includes: - entrance, tiled floor (~ 6.05 m²) - corridor with cupboard (~ 9.55 m²) - fitted kitchen, tiled floor, communicating with the living room, and a French window opening onto a balcony (~ 20.49 m²) - living room (~ 38 m²), wooden floor, fireplace, beams, two French windows, one overlooking the veranda and the other on the balcony - bedroom 1, fitted carpet (~ 13.64 m²) - bedroom 2 with cupboard, fitted carpet (~ 15.87 m²) - bedroom 3, laminated flooring (~ 15.90 m²) - WC - bathroom / shower with cupboard (~ 10.50 m²). Attic of same surface above, suitable for conversion, 4 roof windows. Basement (without double glazing): - entrance, concrete floor, electricity meter (~ 24.88 m²) - garage, two electric gates (~ 24.42 m²) - storage room (~ 43.92 m²) - WC - workshop with cupboard (~ 7.90 m²) - cellar (~ 5 m²) - laundry / boiler room (~ 10.88 m²) - room with motor pump (~ 24.71 m²). Garage under terrace (~ 53,47 m²). Garden with a well. Total surface area 602 m². Price including agency fees : 171.200€ Price excluding agency fees : 160.000€ Buyer commission: 7%

