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## Small castle on wooded garden of 7771m<sup>2</sup>

Nontron , Dordogne , Nouvelle Aquitaine



# €595,000

inc. of agency fees

5 Beds      425 sqm      0.77 ha

In the Périgord Vert, this small castle nestled in an isolated and very quiet setting on a hill with panoramic views and within...

### At a Glance

**Reference** MFH-CJC02072

**Bed** 5

**Land** 0.77 ha

**Near to** Nontron

**Pool** No

**Price** €595,000

**Hab.Space** 425 sqm

**Land Tax** N/A

### Property Description

In the Périgord Vert, this small castle nestled in an isolated and very quiet setting on a hill with panoramic views and within walking distance of the town center of Nontron and all its amenities. Living area of approximately 425 m<sup>2</sup> including 13 rooms including 5 bedrooms, on land of approximately 7727 m<sup>2</sup>, completely fenced. All the castle's windows have been new since the beginning of 2019 in Padouk wood and triple anti-theft glazing. A large terrace in front of the castle of 200 m<sup>2</sup> on the south side, with built-in BBQ

and a romantic terrace next to the castle. Rose garden with around 400 rose bushes. Completely furnished. The castle has a water source with a flow rate of 750 to 1500 liters of water/hour depending on the season. This source gives unlimited possibilities for gardening enthusiasts. Oil-fired central heating with new boiler since 2014. Information on the risks to which this property is exposed is available on the G eorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

DPE: 194 D GES: 43 D

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## Summary

Property type:	Chateau
Bedrooms:	5
Price	€595,000

## Key Information

Internal Area:	425 sqm
Land Area:	0.77 ha

## Location: Nouvelle Aquitaine



## Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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