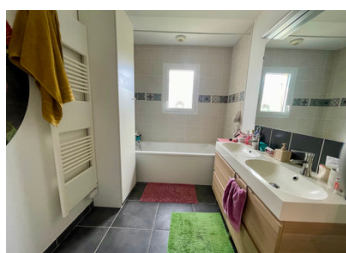
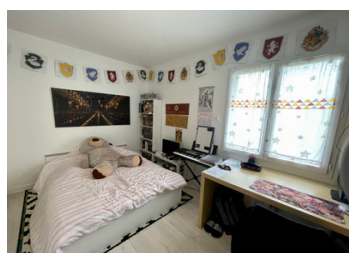
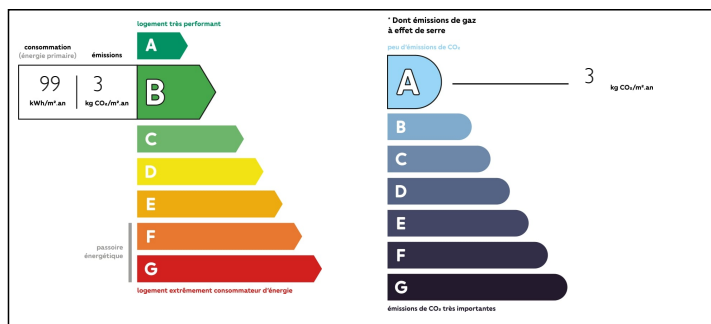


Timeless single-storey bungalow

EXCLUSIVE



ENERGY - DPE



INFORMATION

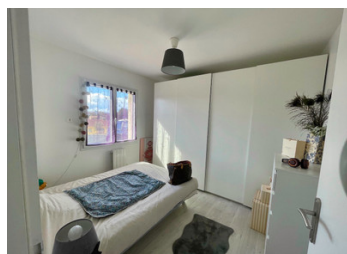
Town:	Saint-Martial-de-Valette
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	130 m2
Plot Size:	1359 m2

IN BRIEF

Large recent bungalow (2015) with very good energy balance, bright and easy to live in. Situated in a housing estate on a hill with lovely views. Quiet and peaceful setting, no nuisance. Fenced garden, garage. 5 minutes from Nontron town centre (sub-prefecture). Mains drainage.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES

DESCRIPTION

Large recent bungalow (2015) with very good energy balance, bright and easy to live in. Situated in a housing estate on a hill with lovely views. Quiet and peaceful setting, no nuisance. Fenced garden, garage. 5 minutes from Nontron town centre (sub-prefecture). Mains drainage.

The urban area was probably already inhabited in the late Bronze Age around 1100 BC. The presence of the Romans is documented by a villa complex at nearby Nontronneau and by road remains at Poperdu and La Roderie de Bord. In the urban area itself, a Gallo-Roman castrum was also built on a south-facing spur on what is now Place Paul Bert. This strategically important and protected site towers over the Bandiat on its eastern side by a good 50 metres. The Rieu Merdanson flows along its western flank as a small right tributary of the Bandiat, which is now completely canalised and built over by Rue Antonin Debidour in the lower town. The Visigoths and the Franks later settled at the castrum. The castrum probably had a Gallic oppidum as its predecessor.

The settlement site in the area of today's old town was destroyed by the Saracens in the 7th century and again by the Normans in the 9th century.

In the 8th century, the former castrum (or its successor, a fortress mentioned in 785) came under the influence of the Counts of Limoges, who then handed it over to Charroux Abbey. In the 9th century, the Château des Peytavis was built a...