

Exquisite equestrian homestead set in 20 hectares with 12 loose boxes, barn and lake near Brantôme



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	590 m2
Plot Size:	201422 m2

IN BRIEF

This property really must be seen to be appreciated. The farmhouse has been entirely renovated to a high standard with 5 bedrooms and 3 bathrooms and a fabulous 60m2 kitchen. The attached cottage has a further 3 bedrooms and 2 bathrooms and is ideal for rental. The buildings sit in 20 hectares with numerous paddocks all with water connection. There is a swimming pool, small lake and plenty of woodland. A real horse lovers' paradise. and/or a retreat heaven. See below for more detailed information.



ENERGY - DPE

DPE blank.

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:	3289 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Main house.

Ground floor.

Entrance 14m² tiled entrance hall with cloakroom (toilet and basin, additional 6m²)

Kitchen 63m² dining kitchen with fully fitted units. There is a multifuel ray burn as well as an electric range cooker with gas hob. Large island with induction hob. Dual aspect giving plenty of light.

Living room 53m² with log burning stove.

Dining room 33m² tiled floor and dual aspect.

Lobby 9m² giving access to the back kitchen

Back kitchen/boot room 20m² great storage space with sink.

Upstairs

Bedroom 1 Master suite; 44m² bedroom with exposed beams. Dressing room 7.5m². Bathroom 8.5m² with bath, separate shower, toilet and basin. Also an attached room of 7.5m² ideal as a nursery or second dressing room

Bedroom 2 16.5 m² with Juliette balcony and en-suite shower room 7m² with shower, basin and toilet.

Bedroom 3 16m²

Bedroom 4 20m²

Bedroom 5 24m² with en suite shower room 9m² with shower, basin and toilet.

Landing 32m²

The entire main house has 2 underfloor heating circuits connected to the oil-fired boiler. There are additional radiators which are connected to the Rayburn.

Cottage

Kitchen 22m² with fitted units, electric range cooker with gas hob and extractor. Door to terrace.

Living room 24m² with fireplace and log burner.

Dining room 36m²

Office 13m². This room connects the main house to the cottage

Boiler room 15m²