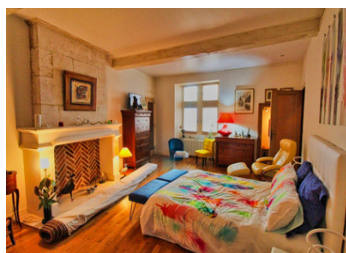


## Brantome in Périgord, renovated house of 180m2 living area with garden and garage



## INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	200 m2



## IN BRIEF

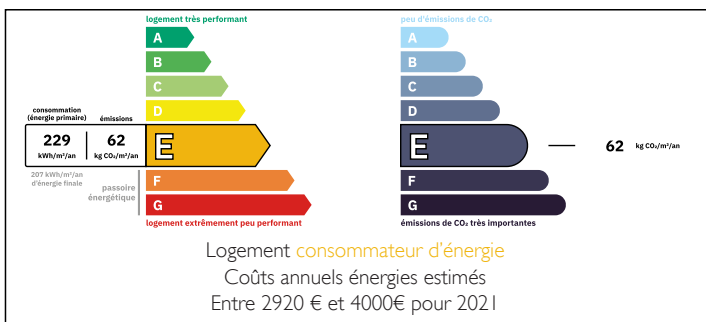
Exceptional, on the central island part of Brantome in Périgord, a magnificent bright house, tastefully renovated, with 180m2 of living space. Quiet and close to shops, bars and restaurants.

This house is composed of a large fully equipped kitchen, a living room, 3 bedrooms, an office/bedroom, another office, a shower room, a toilet and a huge convertible attic with a good height under ceiling.

Nice terrace overlooking the garden, large cellar with boiler room and garage

Term (or long) sale desired, the house will be available by 1st Quarter 2025

## ENERGY - DPE



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: 1419 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Stone house, origin XVIème century, with original architectural elements

A magnificent mullioned window with sculpted pilasters,

A XVIth century fireplace

A stone staircase (currently covered in oak)

A facade with gable

A well

Bright house, quiet, with garage and garden

On the ground floor

An entrance hall

A large office of 28m2 with fireplace and wood stove

A second office of 16m2

A large cellar of 50m2 with boiler room and bread oven

A garage of 36m2

First floor

Corridor

Living room of 26m2

Fully equipped kitchen 29m2

Bedroom 1 with 16th century fireplace, not functional, 22m2

Bedroom 2 with fireplace of 26m2

Bedroom 3 with a skylight on the attic of 13m2 currently transformed into a dressing room

Shower room of 7m2

Separate toilet

Top floor

Large attic of 120m2, in very good condition, with sufficient ceiling height to create bedrooms, shower rooms or other rooms.

The roof was redone 10 years ago and a complete renovation of the house from 2010, shower room 2021.