

128m2 house with 4 bedrooms, attached barn, small outbuilding on 2220m2 of land



## INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	128 m2
Plot Size:	2220 m2



## IN BRIEF

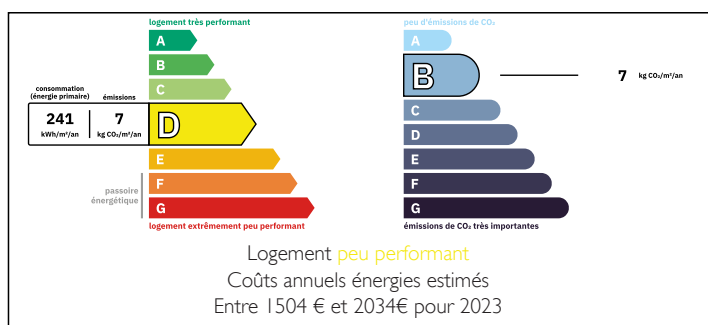
In the town of Brantôme, Venise verte du Périgord, 27km from Périgueux and 56km from Angoulême with its TGV/LGV station, I present you this charming stone house of 130m2 living space on a nice wooded plot of 2220m2 with barn, small outbuilding, nice courtyard and carport.

The house has 2 living rooms, one with a small kitchenette, 4 bedrooms, 1 bathroom and 2 shower rooms.

This house was renovated in 2012, the roof of the barn was redone in 2018. This house is currently used as a second home, there are recent double glazed windows, the heating is electric and wood with a stove placed in the fireplace in the main room.

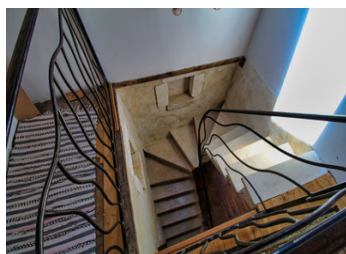
The house is currently on a septic tank but can be connected to mains drainage with minimal expense.

## 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.



## DESCRIPTION

### The House

Stairs leading to a small terrace and the entrance to the house

Main room of 28m<sup>2</sup>, with small kitchen area and fireplace with wood burner.

En suite bedroom (shower and washbasin) of 16m<sup>2</sup>  
Separate WC.

Beautiful stone staircase with wrought iron banister leading to the upper floor

2 bedrooms of 15 and 16m<sup>2</sup>

Shower room of 4.5m<sup>2</sup>

To access the 2 additional rooms, it is necessary to go through the outside.

Room of 20 m<sup>2</sup>

Shower room with WC of 4.8m<sup>2</sup> to be refreshed but usable.

Bedroom/room of 15m<sup>2</sup>

The barn of 50m<sup>2</sup> on the ground with recent roof (2018)

Small outbuilding ("preau") next to it

Carport

Land of 2000m<sup>2</sup> planted with fruit trees and other beautiful species.

House on septic tank but can be connected to mains drainage (recent estimate of 2800€)

New electric radiators in part, insulated roof.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES