

Traditional detached house on two levels plus basement on the outskirts of a tourist town



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	4216 m2



IN BRIEF

Charming family bungalow with 5 rooms/kitchen and basement level.

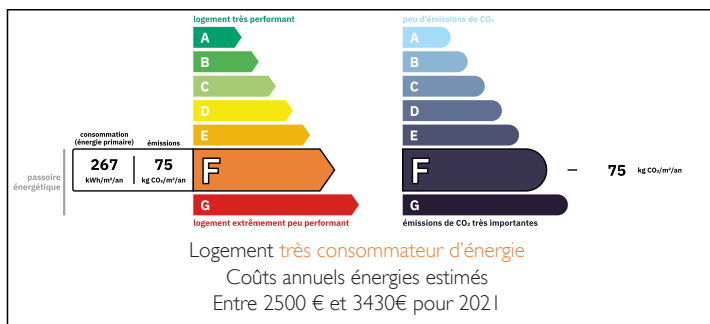
With 120 m2 of living space and a covered swimming pool, surrounded by 2 plots of land of over 4200 m2, the house is a 3-minute walk from all amenities (schools, DIY, pharmacy, etc.).

It combines comfort (central heating, double glazing) with a quiet, residential setting.

Beautiful play area (over 4000 m2) with lovely ornamental garden.

Ideal family home.

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: 1364 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Traditionally built house from the 1970s, built over a basement comprising

a 57 m2 garage

a 20 m2 utility room.

A few steps lead up to the living area.

The 7 m2 entrance hall leads to a 34 m2 living room, an 11 m2 kitchen and a 12 m2 room used as a bedroom.

A 20 m2 west-facing veranda.

Toilet (2 m2)

Bathroom (4 m2)

Storage room (3 m2)

A wooden staircase leads to the first floor.

A 7 m2 hallway leads to 3 light and airy bedrooms (12 m2, 13 m2, 14 m2).

A first plot of garden, partly planted with trees, has a covered swimming pool (7.60 x 3.80 m) and surrounds the house. A second plot of 1554 m2 completes the property.

The house has PVC double glazing, oil-fired central heating and a recent septic tank.

The electrical installation needs updating, but not as a matter of urgency.

The property is located 3 minutes' walk from the tourist town of Brantôme en Périgord, the "Venise Verte".

At the gateway to the Périgord Limousin Regional Park and its hiking trails.

We're just 1 hour from Angoulême and its TGV high-speed train link between Paris, Bordeaux and the Atlantic coast.

Bordeaux Mérignac Airport International flights at 1.30 h

Bergerac airport 1 h.

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