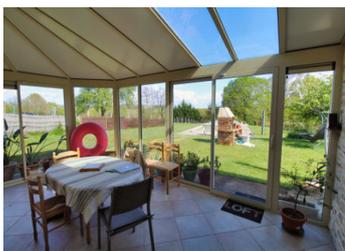


Stone house of 130m2, with 3 bedrooms, swimming pool on a plot of 1863m2



## INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1625 m2



## IN BRIEF

Pretty house in perfect condition and very well maintained with 3 bedrooms and 2 shower rooms on 1863m2 of fenced land with swimming pool and small outbuilding at the end of the garden.

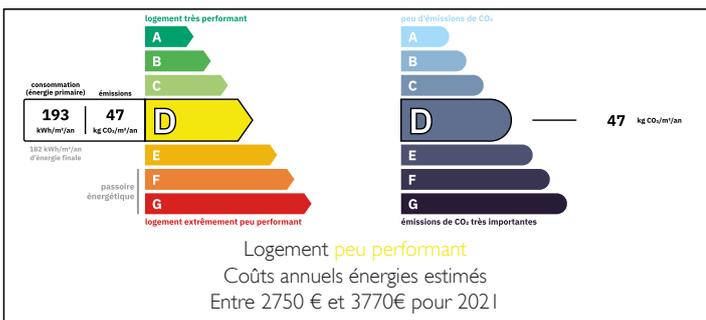
The house comprises on the ground floor: 1 fully equipped modern kitchen, 1 lounge/dining room with open fireplace, 1 heated veranda, 1 bedroom, 2 shower rooms and 1 WC.

Upstairs there are 2 bedrooms and 1 WC with the possibility of easily creating another shower/bathroom as the water inlets are installed.

Pretty garden with fruit trees, 10x4 swimming pool and small workshop/storage building.

P.A.C heating (heat pump coupled with gas boiler), water softener.

## 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

Ground floor

Entrance hall: 5m<sup>2</sup>

Fully equipped kitchen: 12m<sup>2</sup>

Living/dining room with open fireplace: 30m<sup>2</sup>

Heated veranda: 15m<sup>2</sup>

Bedroom: 12.6m<sup>2</sup>

Main shower room: 7m<sup>2</sup>

Secondary shower room: 2.2m<sup>2</sup>

Cellar: 4.5m<sup>2</sup>

Boiler room: 2.3m<sup>2</sup>

Separate WC: 1m<sup>2</sup>

First floor

Hallway: 2m<sup>2</sup>

Bedroom: 20m<sup>2</sup>

Bedroom: 18m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

10x4m chlorine swimming pool with new liner and underground plant room

P.A.C heating with heat pump and gas boiler (underground tank)

Wooden double glazing throughout.

Interior insulation

Garden shed (workshop/reserve)

Fenced plot, only protail missing.

Pretty wooded grounds with oak and fruit trees.

## NOTES

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