

Price: 278 200 EUR agency fees to be paid by the seller

Charming detached stone farmhouse in delightful hamlet 5 minutes from Brantôme by car.









INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	1649 m2

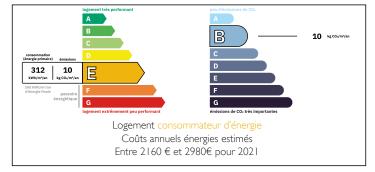
IN BRIEF

This delightful 15th Century farmhouse has been tastefully restored to a high standard, and in-keeping with its style. Situated in a hamlet only 5 minutes by car from beautiful Brantôme, in the Green Périgord, with its shops, river and tourist activity, it is well-placed.





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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



Ref: A30476LAL24

Price: 278 200 EUR agency fees to be paid by the seller





LOCAL TAXES

Taxe foncière: Taxe habitation: I 303 EUR EUR

DESCRIPTION

On the ground floor: Living room with wood stove 30.45 m2, deep orange floor tiles and exposed stone walls. Practical equipped kitchen 13.93 m2 with dishwasher, electric cooker and work surfaces. Bootroom and back entrance 5.61m2. Small laundry room: 3.02m2. Office/study: 8.88m2. Two downstairs bedrooms 14.95m2 and 13.96m2 with wooden floors. Bathroom 8.66m2 with toilet. Shower room 4.01 with walk-in Italian shower and toilet.

Upstairs: Large dormitory 15.68m2; small bedroom 5.41m2 under roof. Roof insulation. Outbuildings: Barn: 51.27m2 Swimming pool: 10m × 5m. Outside terrace;: 22.5m2 Garden with fruit trees: apple, plum, cherries, apricots and quinces. Kitchen garden.

1H30 from Limoges abd one hours from Bergerac by car.

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

NOTES