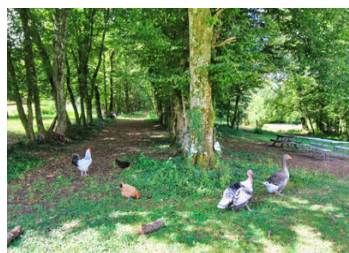


Near center of Brantôme Property: House 190m2, Gite 68m2, Outbuildings 360m2, Swimming pool on 8,5ha



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	255 m2
Plot Size:	85000 m2

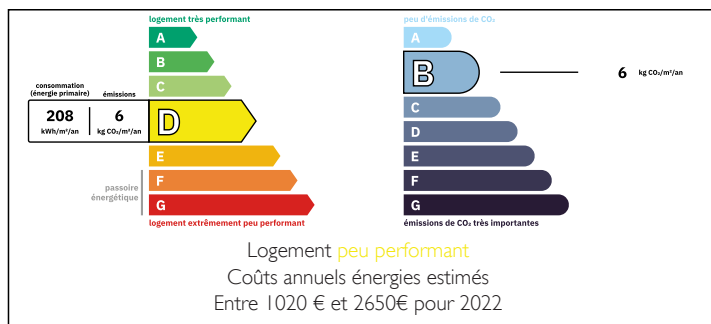


IN BRIEF

In the Dordogne, Périgord Vert, surrounded by 8.5ha of meadows, woods, truffle fields and horse park, come and discover this verdant, peaceful estate, just a stone's throw from the town of Brantôme en Périgord (2mn by car and 15mn on foot).

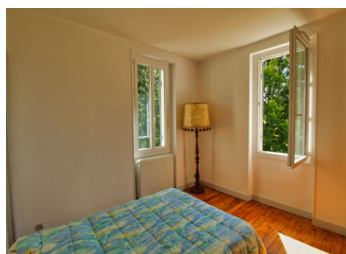
This rare, overlooked property comprises a 5-bedroom dwelling house (188m2), a 1-bedroom gite (75m2), a set of barns (360m2) in very good condition, a 12m by 8m swimming pool and a small spring.

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

Very attractive, rare, overlooked location, within walking distance of all amenities in Brantôme.

Main house:

This house, built in 1890, was partly destroyed in 1944 and rebuilt in the 1950s. It was renovated between 2018 and 2023.

It comprises an entrance hall, an office, a vast 60m² living room with wood-burning stove, a new kitchen, a scullery and a toilet on the ground floor.

Upstairs, a landing leads to 4 bedrooms, a bathroom and WC. In the attic is a 5th bedroom and a large 55m² room to be finished.

The house is very bright, with a large number of windows and French windows recently replaced (2019).

Heating is provided by a new air-to-water heat pump (2023).

The roof was redone in 2018.

Gite

Living room with magnificent bread oven, open kitchen, 1 bedroom, 1 shower room and a toilet on the ground floor.

Upstairs mezzanine and 1 bedroom.

Heating is provided by an air/air pack (2022) and the attic is insulated.

Barns

Total approx. 360m², including 2 large communicating barns. Roofs in good condition.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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