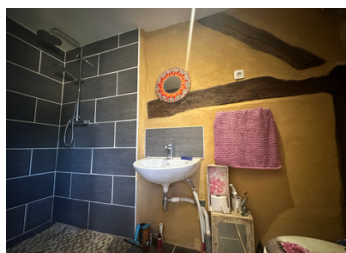


Two-bedroom property with a gîte and an attached barn, situated in a picturesque location



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	128.87 m2
Plot Size:	4582 m2



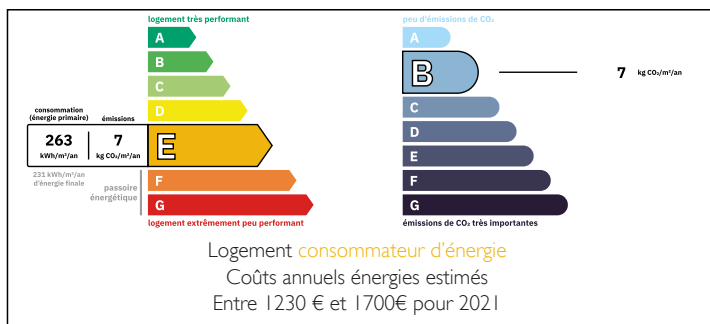
IN BRIEF

This charming property offers stunning countryside views while being just a 5 km drive from a popular tourist town of Brantôme en Périgord.

Brantôme en Périgord is often referred to as the "Venice of the Périgord," is a picturesque town located in the Dordogne region of southwestern France. It is known for its stunning natural beauty, rich history, and charming ambiance. The town is surrounded by the Dronne River, creating a scenic setting with medieval bridges, lush greenery, and historic buildings.

The town boasts supermarkets, artisan shops and independent boutiques, ice cream parlours, bakers, restaurants, a weekly market and even a tourist office to help you explore the area.

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:	1142 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The property has been restored by the current owners, who have preserved its character and charm using sympathetic materials.

Upon entering the main house, you step into a spacious living room (52.6m²) that accommodates a lounge, dining area, and kitchen. To the side, there is a shower room with a WC. Upstairs, you'll find a mezzanine bedroom (9.99m²) and a second bedroom (10.58m²), both built into the property's eaves.

Adjacent to the main house is a Gite, which features a similar layout. The Gite offers a generous living room (39m²) with a lounge, dining area, and kitchen, along with a downstairs shower room and WC. Upstairs, there are two bedrooms, including a mezzanine bedroom, both also set into the eaves.

To the left of the property, a large attached barn (145m²) provides ample storage space but is in need of some renovation. With the appropriate planning permissions, this barn offers potential for expanding the main house or creating an additional Gite.

The property enjoys a tranquil setting, with only one neighbor approximately 50 meters away, offering uninterrupted countryside views. The garden is mostly flat and features numerous fruit trees, with ample space for a vegetable garden and chickens.

Both the main house and the Gite are double-glazed and heated by wood-burning stoves.

More photos are available on request. All measurements given are approximative.

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