

Charming 2-Bedroom House with Apartment and spacious garden near the popular town of Brantôme

EXCLUSIVE



INFORMATION

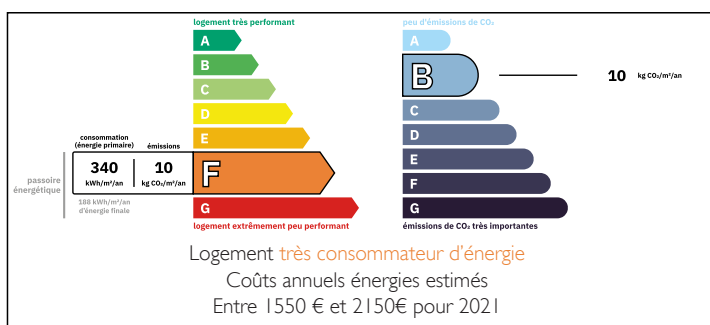
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	1410 m2

IN BRIEF

Known as the "Venice of the Périgord," Brantôme-en-Périgord is a picturesque and historic town in the Dordogne region. Surrounded by the tranquil waters of the River Dronne, it boasts stunning medieval architecture, charming bridges, and beautiful riverside walks. The town is home to an impressive 8th-century Benedictine abbey, lively markets, boutique shops, and a variety of cafes and restaurants. Its natural beauty, vibrant atmosphere, and rich history make it a highly sought-after location for both residents and visitors alike. Brantôme offers a perfect blend of cultural heritage, leisure activities, and scenic countryside living.



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 habitation: EUR

NOTES

DESCRIPTION

The property is located in a small hamlet on the edge of Brantôme, offering a peaceful setting with easy access to the town. There is ample parking space at the rear of the property as well as additional parking in front of the house.

The main house is accessed via an external staircase leading directly into the kitchen. This bright and airy room benefits from windows on all sides, providing lovely views of the back garden. The kitchen features a range of fitted units and a log-burning stove, creating a cozy atmosphere. A back door opens onto the terrace and rear parking area for added convenience.

From the kitchen, you enter the lounge, which is also filled with natural light thanks to its double-glazed windows. It includes an ornamental fireplace, adding character to the space. The lounge flows into the dining room, creating a practical and comfortable living area. Towards the rear of the house, there is a bedroom and a shower room equipped with a shower, sink, and WC. A separate WC is also located nearby, with an internal staircase leading down to a pantry on the ground floor.

On the ground floor, there is a large versatile room that could serve as a hobby room, studio, or even be converted back into a garage. At one end, there is a utility area housing a water softener and hot water tank and washing machine.

Attached to the main house is a...