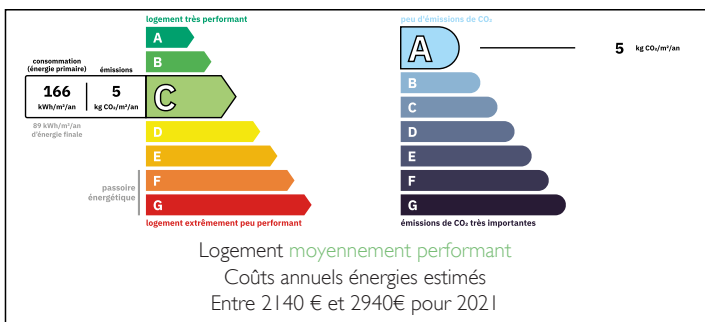


Longère au Calme, Large plot of land, near Brantôme in Périgord

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Villars
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	190 m2
Plot Size:	28000 m2

IN BRIEF

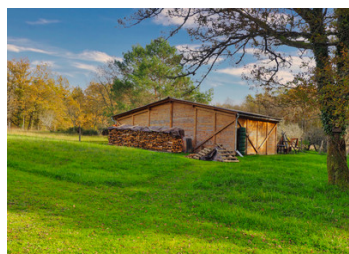
Attractive farmhouse set in 28,000 m² grounds 17 km from Brantôme. Quality restoration.

Located in a secluded setting, this farmhouse renovated in 2011 offers 85% of its living space on one level. It comprises a 47 m² living room with 'Polyflamme' fireplace, a fitted kitchen with wood-burning cooker, a 23.6 m² study and several storage areas. The house benefits from a large plot of 28,000 m², partially wooded and fenced, with a south-facing terrace paved with local stone, offering uninterrupted views.

Outbuildings include a wooden barn with 3 horse stalls and a 2-car garage. Infrared radiator heating. Close to Brantôme, this property is ideal for those looking for tranquillity and comfort with no work required.

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

Brantôme enchants visitors with its picturesque location on the Dronne, which completely surrounds the old town centre. The Saint-Pierre Abbey, whose origins date back to Charlemagne, characterises the townscape, as do the Romanesque bell tower and the mysterious caves of the first Benedictine monks. With its historic bridges, charming alleyways and lively history, Brantôme is one of the most beautiful villages in the Périgord - and the gateway to the Périgord-Limousin Regional Nature Park.

This superb farmhouse, completely renovated in 2011 by experienced local craftsmen, offers you an ideal living environment in the Périgord. Set in a large plot of 28,000 m², partly wooded and fenced, this house enjoys a secluded location yet is close to Brantôme.

The interior is spacious and functional, with 85% of the living space on one level, with generous volumes and sloping ceilings in some rooms. There is a large 47 m² living room with 'Polyflamme' stone fireplace (open and closed hearth for excellent performance), a fitted kitchen with wood-burning cooker, a 23.6 m² study and a number of practical storage areas.

Outside, you will enjoy a south-facing terrace with local stone paving, partially covered, offering magnificent views over the wild countryside. The outbuildings include a wooden barn with three horse stalls and a garage with space for two cars.

Infrared radiator heating and a wide range of outdoor layouts for optimum comfort.

This property is perfect for those who want to live in peace and quiet in the Périgord, without having to worry...