

2 Bedroomed property with stunning countryside views and swimming pool close to Brantome en Perigord



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	2
Bath:	3
Floor:	157 m2
Plot Size:	3089 m2

IN BRIEF

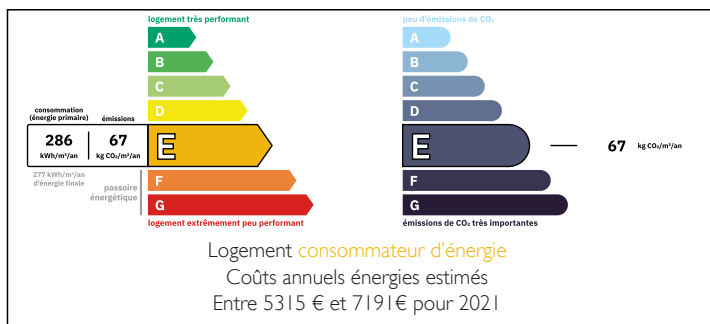
The property is situated 6km from the popular town of Brantôme, a picturesque gem in the Dordogne. Brantome is renowned for its enchanting riverside setting, rich history, and vibrant local culture. Nestled within the "Périgord Vert" this charming town is surrounded by lush countryside and the tranquil waters of the River Dronne, creating a magical atmosphere.

At its heart lies the stunning Benedictine Abbey, dating back to the 8th century, with its remarkable troglodyte caves and beautiful gardens. The town's medieval streets are lined with artisan shops, cafés, and gourmet restaurants, offering local delicacies such as foie gras and truffles.

Outdoor enthusiasts will enjoy canoeing along the river, exploring scenic walking trails, or visiting the nearby Château de Bourdeilles. With its lively weekly market, welcoming community, and easy access to

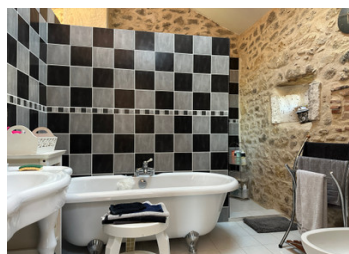


ENERGY - DPE



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

Accessed via an external staircase, this delightful home welcomes you into a bright entrance hall. Directly ahead, the well-equipped kitchen offers a wide range of kitchen units, providing ample storage and workspace.

To the left, the spacious living room comfortably accommodates both lounge and dining areas, featuring a stunning ornate wood-burning stove set within the fireplace—perfect for cozy evenings.

To the right of the entrance hall, a versatile room can be adapted to suit your needs, whether as a formal dining room, hobby space, or an additional bedroom. Adjacent to this, a recently refurbished shower room includes a shower, sink, and WC.

Further along, a generously sized bedroom boasts its own log-burning stove and a private en-suite bathroom complete with a bath, shower, sink, WC, and bidet. This room also provides access to the garage below via an internal staircase. It could maybe divided into two if you wanted to create an additional bedroom.

This charming property blends character features with modern comforts, offering flexible living space in a peaceful setting.

On the ground floor, you'll find a charming self-contained apartment, currently operated as a gîte. The present owners successfully rent it out between May and October, offering a wonderful opportunity for additional income. The apartment comprises a cozy living room, a functional galley kitchen, and a comfortable bedroom. A well-appointed shower room includes a WC, sink, and shower.

Adjacent to the gîte, the spacious garage features two small useful storage rooms,...

LOCAL TAXES

Taxe habitation: EUR

NOTES