

Secluded 4-bedroomed open plan house, only 5 minutes from Brantôme-en-Périgord.



## INFORMATION

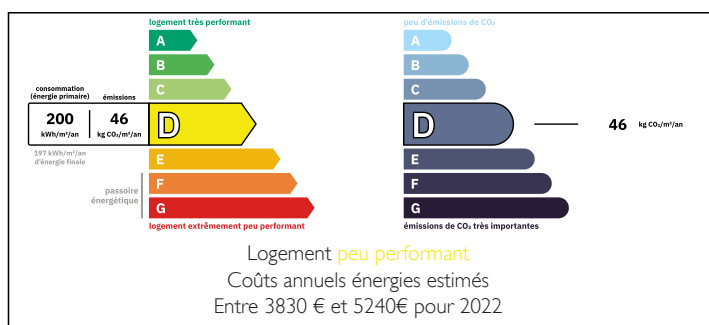
Town:	Saint-Pancrace
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	3831 m2

## IN BRIEF

This beautiful house is in a tranquil setting surrounded by a large garden of 4000sq.m. with double garage and swimming pool. The house is open-plan and a lot of wood was used in the construction. Ideally placed between Nontron and Brantôme-en-Périgord, usually called the 'Venice of the Périgord', with markets and restaurants.



## 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

On the ground floor: a spacious living and dining room (45m<sup>2</sup>), with snug or television room at one end (17m<sup>2</sup>). Three French windows, make this room very light. Fully equipped kitchen area (13m<sup>2</sup>) with kitchen units, oven, gas cooker, dishwasher. Mezzanine: Office 10.39m<sup>2</sup> clad in wood. On this level, there are three bedrooms with built-in cupboards. (13.84m<sup>2</sup>, 12.34m<sup>2</sup> and 11.7m<sup>2</sup>). Bathroom with double vasque (6.82m<sup>2</sup>) and WC. Down some stairs to the garden level: Cellar: 13.7m<sup>2</sup>, laundry room, housing the oil-fired boiler 8.3m<sup>2</sup>, and a fourth ensuite bedroom with walk-in wardrobe (12m<sup>2</sup>). Water softener. Tiled breakfast terrace: 10.3m<sup>2</sup>. Swimming pool 11x4m<sup>2</sup> with pool house and outside shower. Outbuildings: Double garage with up-and-over doors (42.43m<sup>2</sup>). Double car port: (18.48m<sup>2</sup>). Workshop area 15.87m<sup>2</sup>. Heated dog kennel (6.8m<sup>2</sup>) Lean-to greenhouse: 8m<sup>2</sup>. Oil-fired central-heating and a wood burning insert. South-facing terrace: 60m<sup>2</sup>. The house is surrounded by delightful, well-stocked gardens and fruit trees.

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

## LOCAL TAXES

Taxe foncière:	900 EUR
Taxe habitation:	EUR

## NOTES