

Small farmhouse with large outbuilding and adjoining land, near Brantome.



INFORMATION

Town:	Champagnac-de-Belair
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	4000 m2

IN BRIEF

Authentic farmhouse – Peaceful setting near Brantôme (Périgord)

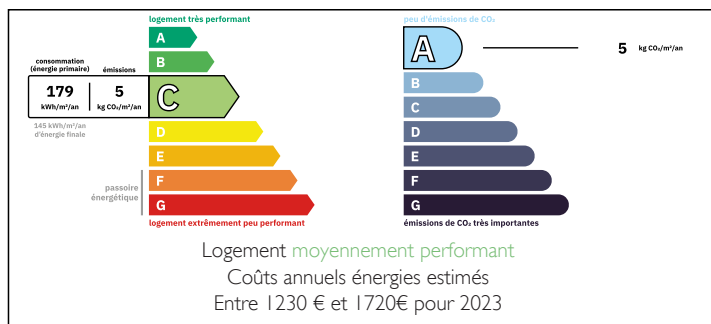
Just a few minutes from the picturesque town of Brantôme in Périgord, this character farmhouse offers great potential in a peaceful, unoverlooked setting with its adjoining land.

The main house features 4 bedrooms, 2 bathrooms (one to be completed), and a spacious, light-filled living area — ideal for welcoming family and friends.

The outbuildings total approx. 270 m², including a beautiful 190 m² stone barn with a high-ceilinged attic of the same surface area — perfect for conversion or for vintage car enthusiasts.

A rare opportunity to create your dream home in one of the most sought-after areas of the Périgord Vert.

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

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

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LOCAL TAXES

Taxe habitation: EUR

NOTES

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25 Mns from Perigueux

Ground floor
55.60 m². Living room
13,2 Utility room Storage
11.3 m² bedroom
4 m² bathroom

Floor
16.3 m² bathroom to be finished
Bedroom 13.2 m²