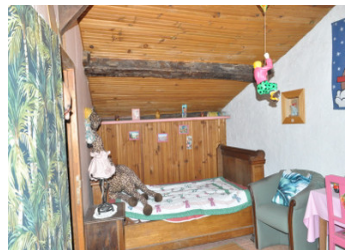


## Charming 18th Century stone house on the the island in Brantôme with garage and garden



## INFORMATION

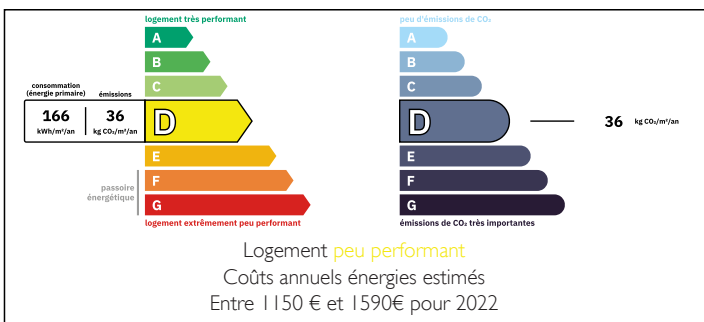
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	124 m <sup>2</sup>
Plot Size:	57 m <sup>2</sup>



## IN BRIEF

Acquiring a 3-bedroomed semi-detached house in the old part of Brantôme is a rare opportunity. Within 2 minutes walk of shops, restaurants and the quaint town centre with its weekly markets, and a lot of animation. Brantôme is a busy tourist town with its Bénédictine abbey and bell tower. There is also canoing on the beautiful River Dronne. This property could become your holiday home or you could live here all the year round.

## 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: You enter into a dining room-kitchen with an open-beamed ceiling and fireplace (20m<sup>2</sup>). Next to this is the boiler room, also used as laundry room and shower room. A flight of stairs leads you up to the first floor where there is a comfortable lounge (17m<sup>2</sup>), a bedroom (16.5m<sup>2</sup>), a bathroom and a separate toilet. Second floor: two good-sized bedrooms (10.5 and 28.5m<sup>2</sup>). The house is semi-detached with a garage (20m<sup>2</sup>) above which there are two rooms which could be restored to make the house bigger or create a separate living space, gîte etc. Gas central heating. Double glazing. Mains drainage. Opposite the house is an attractive garden (57m<sup>2</sup>) surrounded by stone walls, making it very private.

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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: 759 EUR**

**Taxe habitation: EUR**

## NOTES