

Village house mixed-use with business on ground floor and independent flat upstairs.

EXCLUSIVE



## INFORMATION

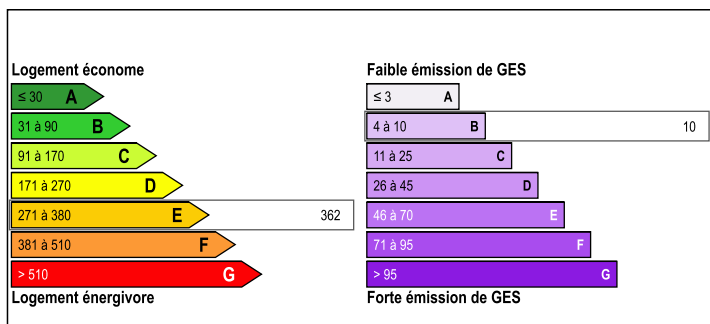
Town:	Bourdeilles
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

## IN BRIEF

Situated in the heart of the medieval village of Bourdeilles, one of the 4 baronies of Périgord, this venerable residence is strategically located at the foot of the medieval bridge( pedestrian use only), at a time when tolls were the prerogative of the local lords. In the heart of a rare group of historic buildings (Chateaux, Moulin Banal, medieval bridge, Renaissance manor houses, beautiful 18th century houses), the house invites you to explore this rich and welcoming region along the banks of the River Dronne. Breathtaking views of the medieval keep and the historic bridge.

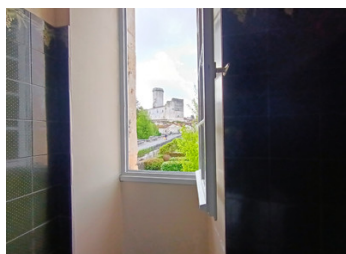


## ENERGY - DPE



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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

An excellent compromise between countryside and 'town'!

The 16th-century house is close to the châteaux of Bourdeilles. One of the four baronies of Périgord, it has one of the richest collections of furniture in the Nouvelle-Aquitaine region.

Built on a rocky spur overlooking the Dronne, Bourdeilles castle comprises two buildings from different periods: a medieval fortress and a Renaissance dwelling. Following the ascent of the keep, a historical tour will give you an insight into this undeniably charming medieval town.

Situated at the start of the medieval bridge on the faubourg side, opposite the châteaux, the house, with its elegant facade remodelled in the 18th century, welcomes you on the 1st floor to an imposing room worthy of a grand residence, with its monumental castral fireplace and French-style ceilings.

On around 95 m2 of living space, the accommodation comprises;

A large living room with an open-plan kitchen (partly fitted) (50 m2)

-2 bedrooms (13.8m2, 16.6 m2)

-A bathroom (5.3 m2) (Photo n° 10 view from the bath!)

-A corridor (hot water tank, washing machine) and toilet (6m2, 2 m2)

-An attic (51 m2) and roof space.

The ground floor is occupied by a hairdressing salon of the same size as the 1st floor flat.

-2 possible entrances.

Beautiful architectural features (Superb 15th - 16th century fireplaces, old 16th century window unfortunately bricked up, etc.)

Insulation in the attic, electric heating upstairs and heat pump on the ground floor.

Connected to mains drainage.

Brantôme is 10 minutes away.

We are 40 minutes from Angoulême, 1.30 hours from Bordeaux, 1 hour from...

## LOCAL TAXES

**Taxe foncière:** 1172 EUR

**Taxe habitation:** EUR

## NOTES