

UNDER OFFER Charming Stone House with Character Features in Peaceful Hamlet near Brantôme

EXCLUSIVE



INFORMATION

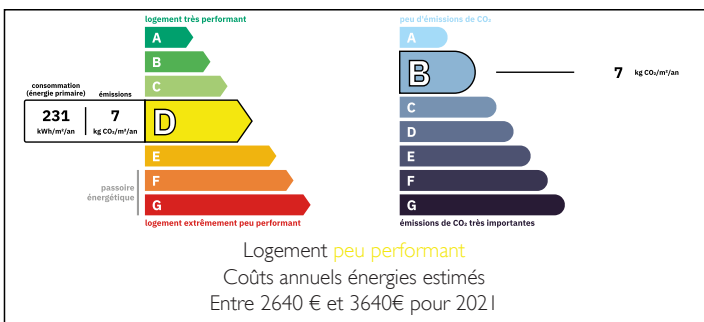
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	463 m2



IN BRIEF

Charming stone house located in a picturesque hamlet near Brantôme in the Dordogne. The ground floor features a spacious kitchen/living area with a wood-burning stove, and a characterful bar that opens onto a patio, complete with a WC in the corner. There's also a cosy lounge with a fireplace and an original bread oven, adding rustic charm. On the first floor, you'll find a versatile room that can serve as a bedroom or office, along with a second bedroom that includes a dressing area and an ensuite shower room. The second floor offers two further bedrooms, both with their own ensuite bathrooms. Beneath the house is a cellar (cave), providing useful storage space. The property benefits from double glazing and is heated by electric radiators and a log-burning stove. A lovely home in a tranquil setting, ideal for...

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

Charming and full of character, this stone house is located in a peaceful and picturesque hamlet near the sought-after town of Brantôme, often referred to as the "Venice of the Périgord." Set in the heart of the Dordogne countryside, the property offers a wonderful blend of traditional features and comfortable living spaces, making it ideal as a permanent home, holiday retreat, or possibly a rental investment.

The house opens into a spacious and inviting kitchen/living area 43m², where a wood-burning stove creates a cosy atmosphere throughout the year. Adjoining this space is a characterful bar area 20m², perfect for entertaining guests, which opens directly onto a patio—ideal for alfresco dining or relaxing in the sun. A WC is conveniently tucked into one corner of the bar area. The ground floor also boasts a second reception room: a charming lounge 24m² complete with a fireplace and a rare original bread oven, adding authentic rustic charm. There is access to the rear garden from the kitchen.

The first floor offers two bedrooms: the first is currently used as an office or guest room 10.2m², while the second is a generously sized bedroom 20m² featuring a dressing area and a modern ensuite shower room with WC. On the second floor are two further bedrooms 10.7m² and 11.5m², each with their own private ensuite bathrooms, providing comfort and privacy for family and guests alike.

Beneath the house, a garage / cellar (cave) 40m² offers excellent storage space.

The property benefits from...

LOCAL TAXES

Taxe foncière: 935 EUR

Taxe habitation: EUR

NOTES