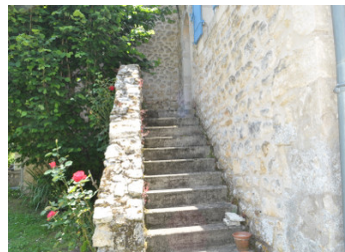


Attractive 3-bedroomed stone house in quiet village near Brantôme-en-Périgord.



## INFORMATION

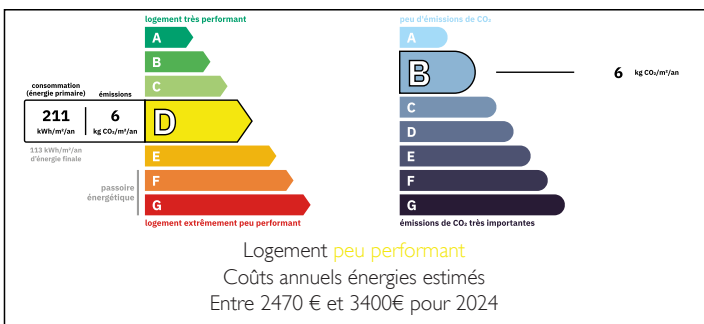
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	216.6 m2
Plot Size:	2367 m2



## IN BRIEF

Most attractive stone house, which could be divided into two separate living spaces or could become a B & B. Situated in a quiet hamlet just outside Brantôme-en Périgord, which is known as 'The Vénice of the Périgord Vert', due to it's river and waterways. Brantôme is a busy tourist town, with all amenities and a good choice of restaurants. Weekly markets.

## 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: Living room with open beamed ceiling (19m<sup>2</sup>). Fully equipped kitchen with cupboards and work surfaces (19m<sup>2</sup>); Bedroom with ensuite shower room (14m<sup>2</sup>) and toilet. Separate family bathroom (7.45m<sup>2</sup>) with corner bath, shower, jacuzzi and toilet. Second fully-equipped kitchen with separate entrance (19m<sup>2</sup>). On the first floor: Lounge with fireplace and beamed ceiling (23m<sup>2</sup>). The lounge also has an independent entrance from the outside. Bedroom (18m<sup>2</sup>) with parquet floors and an ensuite bathroom and toilet (12m<sup>2</sup>). Office with doors which could become a walk-in wardrobe leading to attic space. (11m<sup>2</sup>); large family bedroom with exposed beams and ensuite bathroom and toilet (8m<sup>2</sup>). Heating is by inertia radiators and a woodstove. Good roof insulation. Drainage: newly installed microstation. Oubuildings: Artist's workshop (40m<sup>2</sup>) with electricity and plumbing. Spacious garden (2440m<sup>2</sup>) with wooden cabin and wood storage. Possibility to instal swimming pool. 1H30 minutes from Limoges airport and one hour from Bergerac.

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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: 1800 EUR**

**Taxe habitation: EUR**

## NOTES