

## Renovated old house with outbuildings and swimming pool



## INFORMATION

Town:	Grand-Brassac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	137 m <sup>2</sup>
Plot Size:	8000 m <sup>2</sup>

## IN BRIEF

Located 5 minutes from two lively villages in the Dronne Valley, this charming property on 8,800 m<sup>2</sup> of land, with a swimming pool and barns, offers a privileged place to live in a peaceful, unspoilt natural setting. With a living area of 137 m<sup>2</sup>, comprising a ground floor with converted attic space, it has 3 bedrooms, a large living room, an open-plan kitchen, 2 bathrooms or shower rooms, 2 separate toilets and a laundry room. It offers enormous potential for additional conversion into gîtes or extension of the main house.

Most of the roofs were completely redone in 2023.

The south-facing terrace is perfect for entertaining.

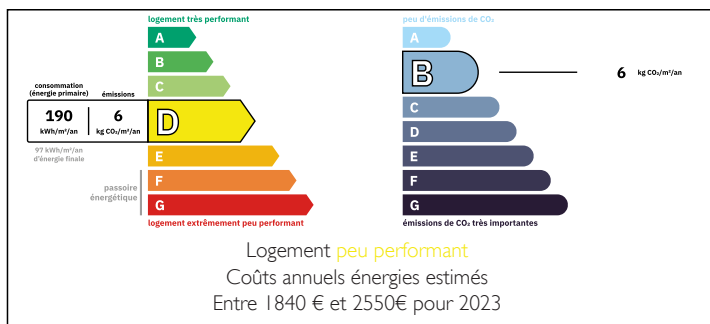
Recent individual sanitation.

Heating by pellet stove and electric radiators.

Double-glazed windows. High-performance insulation (Class D).

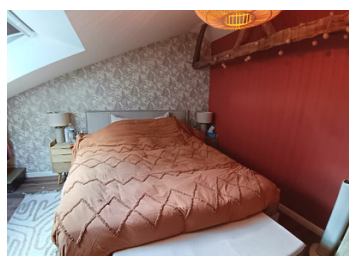
Interior fittings less than 2 years old.

## 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.



## LOCAL TAXES

**Taxe foncière:** 522 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Located 30 minutes from Périgueux, 5 km from Lisle and Tocane, in the Val de Dronne, this former farmhouse welcomes you with 137 m<sup>2</sup> of living space on two floors, including a cleverly converted attic.

On the ground floor, you enter the 55 m<sup>2</sup> living room, which comprises a lounge, dining room and fitted kitchen opening onto the living room.

Pellet stove (2022)

A 12 m<sup>2</sup> utility room with toilet.

A master suite with dressing room (26 m<sup>2</sup>) and shower room (8.20 m<sup>2</sup>).

Upstairs, a hallway/dressing room leads to two bedrooms (9 and 7 m<sup>2</sup>) and a spacious bathroom with shower (12 m<sup>2</sup>).

Access to the convertible attic.

The property has benefited from high-quality work to improve thermal comfort.

Interior wall insulation and insulation on the upper floor. Energy rating: D.

An adjacent building could be converted into a spacious relaxation room (36 m<sup>2</sup>).

Across the courtyard, a large stone barn, formerly a stable, measuring over 100 m<sup>2</sup> with a height of 6.70 m, could be used to park vehicles or converted into additional accommodation.

Technical room for the saltwater swimming pool (8 m x 4 m) follows.

Another more recent barn (approx. 130 m<sup>2</sup>) can be used as you wish (storage, workshop, studio, etc.).

Major work has recently been carried out to provide a comfortable and elegant living space.

There is still room to finish landscaping the grounds and spruce up the buildings to suit the new occupants' tastes.

This place could be a bucolic family home or the base for a small bed and breakfast business in...