

## 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.

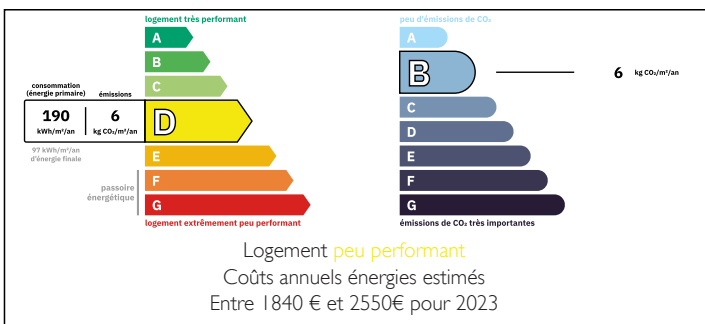
Most of the roofs were completely redone in 2023. The south-facing terrace is perfect for entertaining. Recent individual sanitation.

Heating by pellet stove and electric radiators.

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

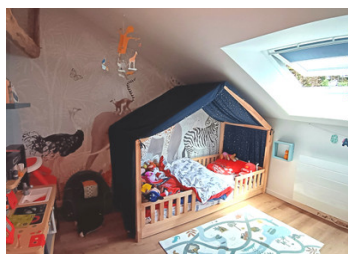
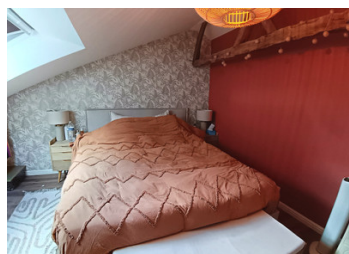
Interior fittings less than 2 years old.

## ENERGY - DPE



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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

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...

## LOCAL TAXES

**Taxe foncière: 522 EUR**

## NOTES