

Under offer, house in the centre of Brantôme with 3 bedrooms



INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	95 m2
Plot Size:	223 m2

IN BRIEF

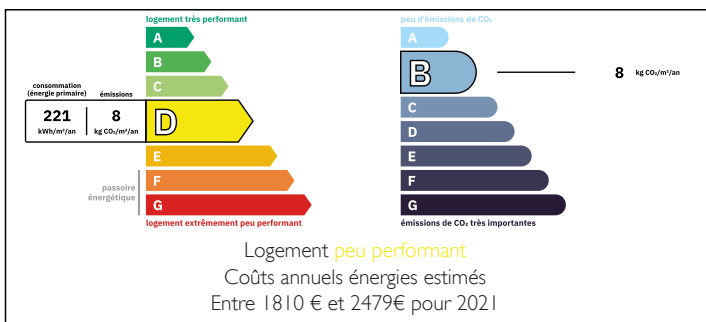
A house situated on Rue Pierre de Mareuil, in the medieval town centre of Brantôme in the Périgord (dating from the 15th century).

This three-storey house comprises three bedrooms with two shower rooms and one bathroom, a living room with a kitchen area, a dining room and two terraces.

Ideal as a holiday home or seasonal rental, but also as a main residence with the potential to run a bed and breakfast.



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

1 bedroom of approx. 14m² with a 2.2m² shower room and toilet, which could be let as a guest room

On the first floor

Living room with kitchen area (22.5m²) opening onto a 7.5m² terrace, dining room (9m²), storage area (2.5m²) and shower room with WC (3.5m²)

On the second floor, a 3.6m² hallway, two bedrooms (15.5m² and 9.2m²) and a 3.2m² bathroom with WC

A 15m² covered terrace

A beautiful wooden staircase connects the ground floor to the two upper floors

The semi-detached house for sale, listed as A43283MCH24 on the Leggett Immobilier website, can be connected via the second-floor terrace to create a large house with 5 bedrooms and an equal number of shower rooms/bathrooms.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: 1200 EUR

NOTES