

A very rare, charming three-bedroom townhouse with a large garden and double garage, in the centre of Brantôme



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1362 m2



IN BRIEF

A charming house with 100m² of living space, ideally situated in the heart of Brantôme.

This house is beautifully light thanks to its numerous windows.

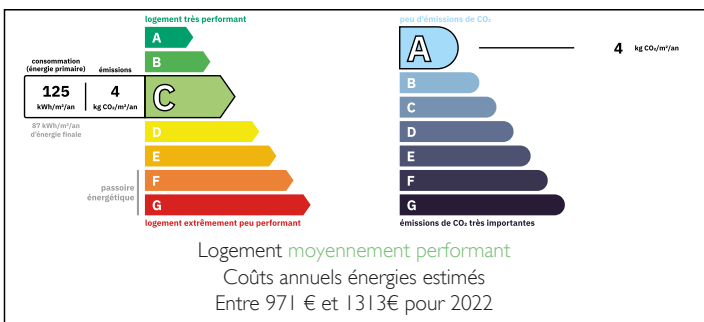
It comprises three bedrooms, a fitted kitchen, a living room, a study, and a shower room with WC. There is an adjoining utility room and a cellar beneath the living room.

This property also benefits from a magnificent 1,362m² wooded garden, suitable for a swimming pool, a true haven of greenery, featuring a detached double garage and a well. An ideal setting to make the most of sunny days in a peaceful environment.

In the immediate vicinity of shops, restaurants and the banks of the Dronne, this house enjoys a prime location in the beautiful 'Green Venice' of the Périgord.

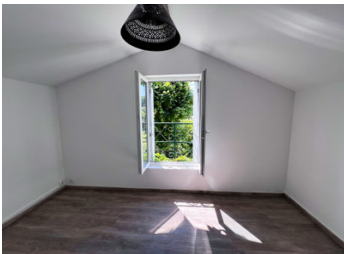
An ideal property for a main residence, a holiday home or a rental investment.

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

Ground Floor

- 1 separate, fully equipped kitchen (14 m²)
- 1 living room (25 m²) with a wood-burning stove
- 1 bedroom (16 m²)
- 1 office/anteroom (14 m²)
- 1 bathroom with toilet (4 m²)

Upstairs

- 1 bedroom of approximately 14 sq. ft. (Carrez law) with 25 sq. ft. of floor space
- 1 small bedroom of 9 sq. ft.
- 1 room of 4 m² (Carrez law) with 14 m² of floor space
- Reversible air-to-air heat pump heating
- Double-glazed windows throughout the house
- Sewer connection
- Wood-burning stove in the living room

- 1 separate laundry/pantry room of 9 m²
- 1 separate double garage of 35 m²

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

LOCAL TAXES

Taxe foncière:	812 EUR
Taxe habitation:	EUR

NOTES