

House of 175m2 with 4 bedrooms, gite of 70m2 with 2 bedrooms, barn and land of 2200m2.



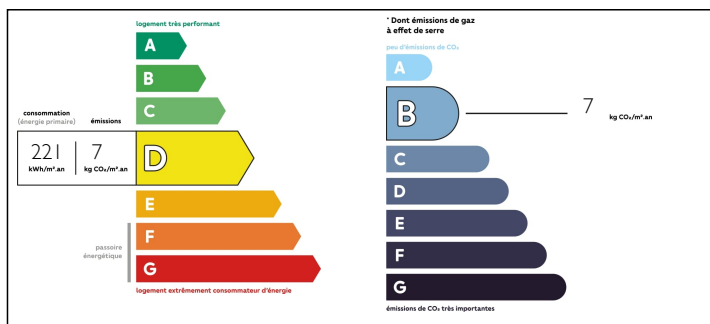
## INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	245 m2
Plot Size:	2300 m2

## IN BRIEF

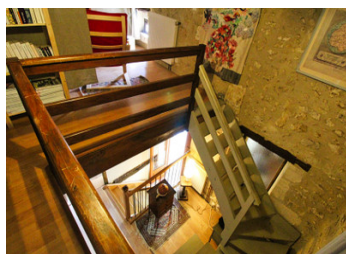
House with 175m2 of living space, composed on the ground floor of a recent veranda 2022 heated, a large living room with fireplace and high ceilings, a fully equipped kitchenette, a toilet, a cellar and a boiler room laundry. From the veranda, you have access to a half landing leading to 2 bedrooms, one of which is en suite with shower and WC, an independent WC and a shower room. On the side there is a mezzanine used as an office and a third bedroom. On the upper floor, in addition to a loggia, there is a fourth bedroom. The main house is separated from the gite by a barn which can be used as a garage. The gite of 70m2 is composed of a living room with kitchenette, a bedroom and a bathroom with toilet on the ground floor, a living room and a bathroom with toilet on the...

## 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: 1520 EUR

## NOTES

## DESCRIPTION

Main house

Veranda of 2022: 14m<sup>2</sup>

Living room with insert: 53m<sup>2</sup> height under ceiling 4,5m

Kitchen: 12m<sup>2</sup>

Cellar: 9m<sup>2</sup>

Bedroom 1: 9m<sup>2</sup>

Bedroom 2 + shower room: 20m<sup>2</sup>

Bedroom 3: 16m<sup>2</sup>

Shower room: 5,5m<sup>2</sup>

Mezzanine: 5m<sup>2</sup>

Loggia: 8m<sup>2</sup>

Bedroom 4: 15m<sup>2</sup>

Cellar 26m<sup>2</sup>

Heating by heat pump (2020)  
solar water heater.

Wooden double glazing

Roof redone in 2011 with insulation

Mains drainage

Barn of 72m<sup>2</sup>,

Gite

Ground floor living room 17m<sup>2</sup> with kitchenette

Bedroom 7m<sup>2</sup>

Room 1st floor + shower room 17m<sup>2</sup>

Room 2nd floor 17m<sup>2</sup>

Electric heating with storage radiators and pellet stove.

Land of 2200m<sup>2</sup> with trees 30m<sup>2</sup> from the house, and a small plot of land in front of the house of 110m<sup>2</sup> used as private parking.

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