

Charming hamlet residence boasting four bedrooms with an attached barn exuding character and charm.

EXCLUSIVE

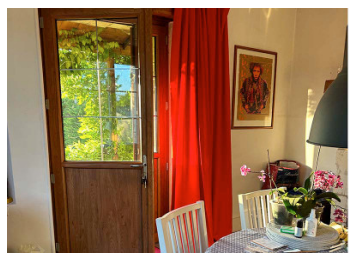


INFORMATION

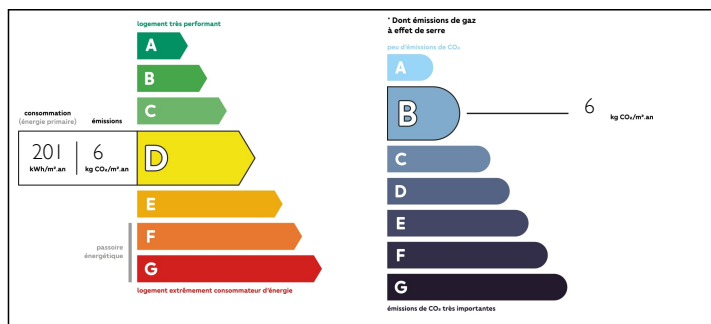
Town:	BRANTOME
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	895 m2

IN BRIEF

The residence enjoys an ideal location, only a 10-minute drive from the picturesque town of Brantome in the tranquil surroundings of the North Dordogne region, nestled amidst the captivating French countryside.

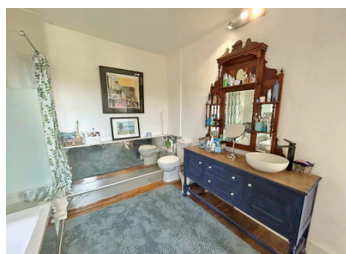


ENERGY - DPE



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

This distinctive house spans across four stories, providing versatile living spaces for its future owner. Upon entry, you are greeted by a cosy dining room featuring a log burner, leading seamlessly to a well-appointed kitchen - both of which overlook the front of the property. Adjacent to the dining area lies a spacious, double height, living room (50m² +), once the top floors of a small cottage, boasting a wood-burning stove and access to two quaint sun terraces at the rear. A convenient WC completes this level.

Descending a set of stairs, you'll discover the first bedroom, flooded with natural light from multiple windows and a glazed door opening onto the small lane outside. Ascending to the first floor unveils two ensuite bedrooms.

Continuing upward to the second floor reveals two attic rooms interconnected but easily separable, nestled within the eaves of the property. With ample natural light these rooms present an excellent opportunity for a workspace or additional bedroom.

Significant enhancements have been made to the property, including new double - glazed windows and doors, insulated ceilings and walls, and new roofs to the outbuildings, ensuring immediate occupancy. Outside, an attached two-story barn and spacious potting shed complement the lovely lawned garden and small vegetable patch with raised beds. Below the house, a cellar with various rooms provides ample storage, a workshop, and a garage.

With the recent installation of fiber in the hamlet, this property offers numerous possibilities. A viewing is highly recommended to...

NOTES