

Exceptional property renovated to the highest standard with gite, pool and enclosed garden near Brantome



## INFORMATION

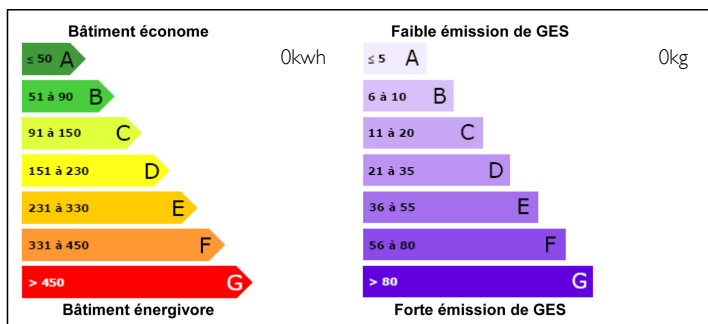
Town:	BRANTOME
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	380 m2
Plot Size:	4606 m2

## IN BRIEF

A beautiful property, restored and renovated throughout to exacting standards. It sits in a quiet hamlet location just a few minutes drive from the beautiful village of Brantome. A top class property ready to move straight in to and enjoy.



## 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:

1100 EUR

## NOTES

## DESCRIPTION

In greater detail

Main house

Kitchen 26m<sup>2</sup> fully fitted and equipped modern kitchen diner with quality appliances and patio doors leading to terraces at both sides and giving plenty of natural light.

Larder To the rear of the kitchen, great storage space.

Laundry room 3m<sup>2</sup> and boiler room with modern central heating system which fuels the underfloor heating system on the ground floor.

Living room 24m<sup>2</sup> with exposed stone

Sitting room 41m<sup>2</sup> with exposed beams and stonework, patio doors and electric shutters. The old bread oven has been restored and is a feature in the room too.

Dining Room 30m<sup>2</sup> with log burning stove end exposed stone.

Cloakroom with toilet, urinal and basin.

Glass staircase leads up to the 1st Floor

Bedroom1 17.52 with integral wardrobes and a view over the pool. The en-suite bathroom is an additional 10m<sup>2</sup> with spa bath, walk in shower and double sinks.

Bedroom2 11m<sup>2</sup> with en-suite shower room of 4m<sup>2</sup>

Bedroom3 13.5m<sup>2</sup> with ensuite shower room of 4m<sup>2</sup> with walk in shower basin and toilet.

Gite

Living room 67m<sup>2</sup> spacious open plan living area with modern fittings including reversible aor source heating and log burner

Kitchen 19m<sup>2</sup> modern fully fitted kitchen with 2 dishwashers, electric range cooker and integral fridge freezer.

Shower room 7m<sup>2</sup> with walk in shower, basin and toilet.

!st Floor