

17th century house of 150m2 with small outbuilding and garage on 2566m2 of land



## INFORMATION

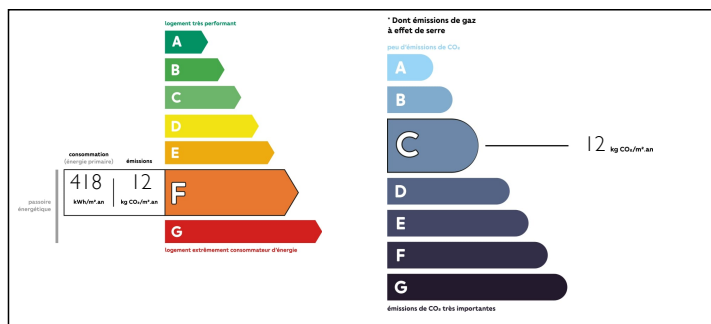
Town:	BRANTOME
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	2566 m2

## IN BRIEF

12km from Brantôme, the tourist centre of the Périgord Vert, Atypical stone house of about 150m2 on 3 levels, comprising 1 large living room of 50m2 with equipped kitchen area and lounge/dining room with wood burner on the 1st floor, 2 bedrooms and shower room/WC on the lower floor and 1 office area, 1 bedroom and a shower room with WC on the upper floor. Small outbuilding in the garden with summer kitchen, 1 bedroom and 1 WC and garage with parking space below. The house is sold furnished

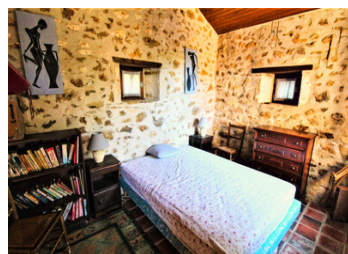


## ENERGY - DPE



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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

Ideal as a second home but could be a main residence as well.

It needs some electrical refurbishment, there is no double glazing and no central heating system. Wood burner in the living room and also in the master bedroom on the ground floor. Septic tank not in conformity. The roof is in good condition and the house is very sound with no signs of damp.

The small outbuilding can be transformed into a guest room very easily, or left as it is to enjoy the garden and the beautiful view.

The house is located in a very pretty hamlet near Villars, 1 hour from Angoulême with its TGV station and 1 hour from Limoges airport.

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

## NOTES