

Gorgeous old 4-bedroomed farmhouse with outbuildings

EXCLUSIVE



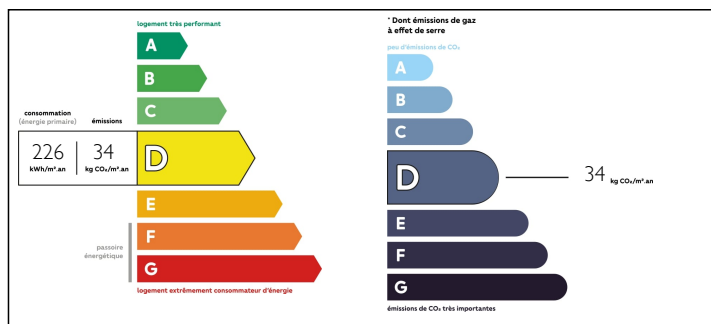
INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	183 m2
Plot Size:	12843 m2

IN BRIEF

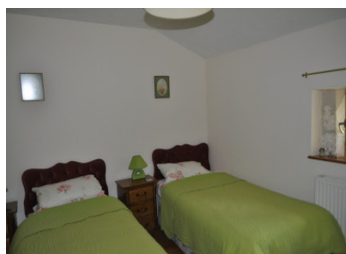
This rurally based stone farm is a delight to find. It dates back to 18th Century and part of it was originally a convent. Only 15 minutes from the busy market towns of Mareuil-en-Périgord and Brantôme-en-Périgord, the latter being a hub for tourists with its restaurants, shops and wonderful river.

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: 1643 EUR

NOTES

DESCRIPTION

House: On the ground floor:

Lounge with woodstove: 32m² Open beam ceilings

Utility room: 28m²

Cellar: 34m² ideal for storing wine

Leads out to Terrace: m²

First Floor:

Dining room with American kitchen: 37m² with wood stove and beamed ceilings

Fully equipped kitchen: 13m²

Bedroom 1: 20m² with Ensuite shower room: 7.26m²

Bedroom 2: 16m² with wooden parquet floor. Shower room: 4m²

Bedroom 3: 12m² Shower room: 6.40m²

Up a flight of stairs to:

Bedroom 4: 17m² Attic bedroom with wooden floors.

Outside toilet and shower room: 4.46m²

Balcony: 24m²

Gas central heating and wood stoves. Double glazing on all windows.

Outbuildings: Two barns: 79,33m² and 59m². Hangar: 90m². Almost 3 acres of land.

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