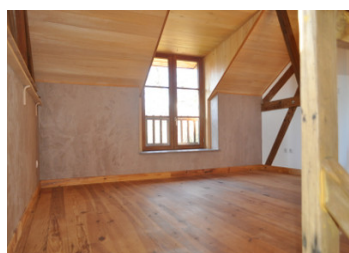


Ecological house in Périgourdin hamlet



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	576 m2

IN BRIEF

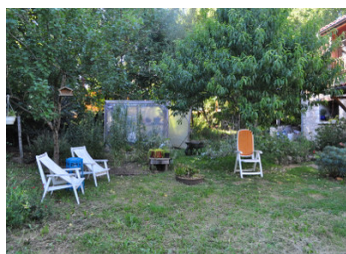
Delightful well-insulated house with two bedrooms in a hamlet in the Green Périgord. Situated only 9km from the busy tourist town of Brantôme-en-Périgord. Small garden plus a plot of agricultural land 1690m2. Peace and quiet.

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

On the ground floor: Spacious living area (29m²) with French windows facing the south.

Kitchen area: 8.7 sq.m. with breakfast bar

Shower room: 6.6sq.m. which houses the electric water heater

Toilet: 1.9sq.m.

Upstairs: Bedroom: 20.7sq.m. Good insulation

Bedroom 2: 15 sq.m. west-facing

Double glazing throughout. Heating with one woodstove.

Outbuildings: Wood shed

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

LOCAL TAXES

Taxe foncière: 626 EUR

NOTES