

Fabulous Village property, 10 mins to Brantome, 4 Bedrooms, very economical and beautifully stylish.

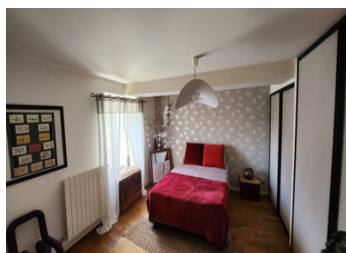
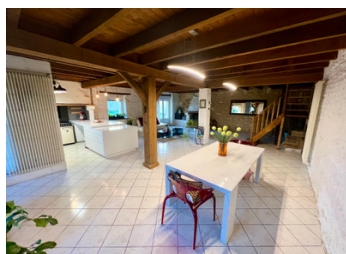


## INFORMATION

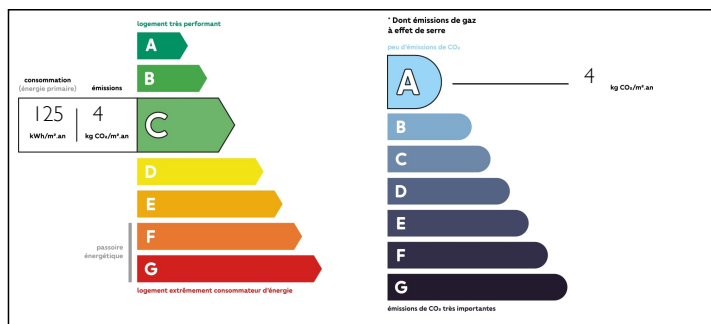
Town:	Saint-Front-d'Alemps
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	725 m2

## IN BRIEF

The location for this village property is outstanding. Only 10 mins to the very popular tourist town of "Brantome" the small Venice of the Dordogne. And Perigueux is only a 15 mins drive. Convenient for work or pleasure. The property is a wonderful family home and would most definitely rent out easily given its location to tourism rental

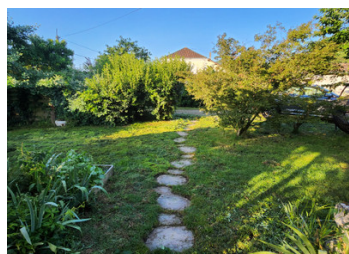
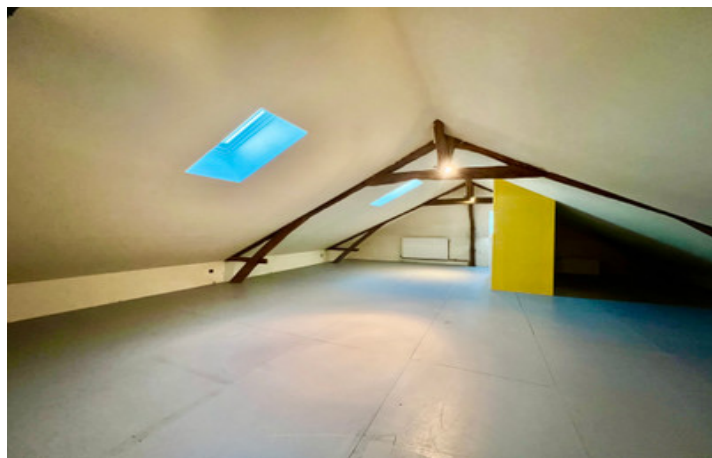


## ENERGY - DPE



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

A beautiful stone house, renovated with quality materials, and a very stylish interior. A wrap around covered terrace begs to be used in summer. It could also be a very practical year round space as it could easily be enclosed.

Not that the extra space is needed, as the downstairs is one spacious living area (75m2 approx) with exposed stones yet a very modern kitchen. The juxtaposition really suits the space wonderfully. Three good size bedrooms and a family shower room are situated on the 1st floor. The converted attic space could be used as either a 4th bedroom (65m2) or a playroom. Perfect for an adolescent who appreciates their own private haven.

Behind the house yet not accessible is a separate space, ideal for a potting shed and tool storage. It has a double sink, water filter, shower and w.c. as well as the hot water boiler.

Separate again is a space now being used as storage for wood and personal belongings (28m2) This space could be accessed if one wanted to from the main house by creating a doorway.

An independent garage with an electric charging station is accessed through electric gates. The entire property is fenced. The views of the outstanding countryside are peaceful and serene. A truly wonderful property.

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

## LOCAL TAXES

Taxe foncière: 777 EUR

## NOTES