

Detached six-bedroomed house all on one floor with extensive views in a hamlet 6 kms from Brantôme-en-Périgord

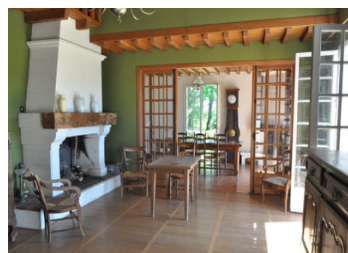


INFORMATION

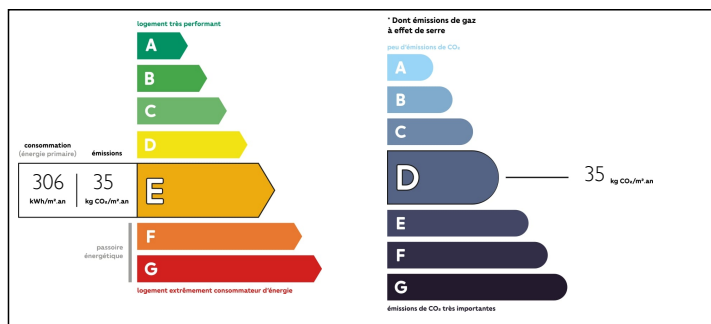
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	312 m2
Plot Size:	7780 m2

IN BRIEF

Detached Périgourdine house, built in the sixties with garage and a hangar which was once a sawmill. Just outside a Dordogne village and only 6 kms from beautiful Brantôme-en-Périgord with its shops, restaurants and all facilities. Brantôme has a weekly Friday market and is a tourist town for holiday makers from all over.

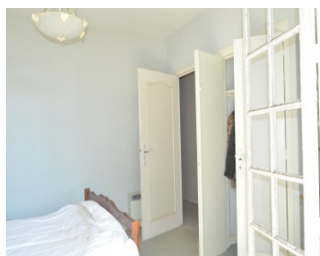


ENERGY - DPE



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: 3509 EUR

NOTES

DESCRIPTION

Covered veranda: 34m² cathedral roof, large double-glazed windows, heating.

Kitchen: 17m² with electric hob and oven

Utility room: 9m²

Dining room: 20m² with fireplace/wood burner

Living room: 32m², solid parquet floor with large fireplace overlooked by a mezzanine 22 m² accessed by a beautiful wooden staircase.

Toilet.

The sleeping area is served by a corridor giving access to the 6 bedrooms (10 to 14m²) and a 10 m² storage/laundry room, a bathroom (shower and bath), small storeroom and toilet. Each bedroom has its own storage space.

A second entrance hall with office space separates these two areas.

Each room has its own French window (2 in the dining room and 2 in the living room) and a direct access to the terraces.

The property is surrounded by 8330 m² of parklands, with an 80 m² double garage and a 240 m² building (former sawmill).

The old oil-fired heating system is insulated in an extension adjoining the garage.

Individual drainage (septic tank)

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