

Traditional Périgourdine 4-bedroom farmhouse with second 16th Century house which could become gîte.

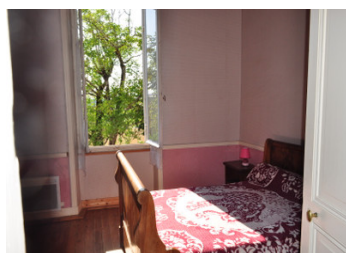


INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	16000 m2

IN BRIEF

Traditional stone farmhouse on the outskirts of Brantôme-en-Périgord within a stone's throw of a supermarket. It is being sold with a second 16th century house, two barns a hangar and outbuildings. Brantôme is a lively, tourist town receiving hundreds of visitors every year. Shools, restaurants and medical services abound.



ENERGY - DPE

DPE blank.

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

FARMHOUSE

On the ground floor: Entrance hall: 14.91m² Living room: 17.70m² with fireplace. Fitted kitchen: 11.34m² with fireplace; Bedroom: 24.65m² with parquet floors; toilet; summer kitchen: 11.41m². Shower room: 4.27m².

First floor: Three bedrooms: 25.39m², 14.83m², 14.48m²; bathroom: 6.65m²; toilet.

SECOND HOUSE is in need of restoration and dates from 16th century, consisting of a large kitchen with fireplace 38.20m² and an upstairs room 32.52 with Périgord parquet.

Electric heating and open fireplaces.

Two barns, one adjoined to the house 61.04m² and the other behind the house: 99.89m². The barn roofs have been well-maintained and on the roof of the large barn, there are solar panels, which give you an income to offset electricity.

Hangar.

There are also other outbuildings.

This property has been rented out as a gîte through 'Gîtes de France' so that option still remains. With its proximity to Brantôme-en-Périgord this is an excellent opportunity.

20 minutes from Périgueux and 30 minutes from Angoulême, where you find the TGV - 2 hours to Paris.

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

LOCAL TAXES

Taxe foncière: **800 EUR**

NOTES