

Beautifully converted Périgord farmhouse with 3-bedroomd gîte in the Green Périgord

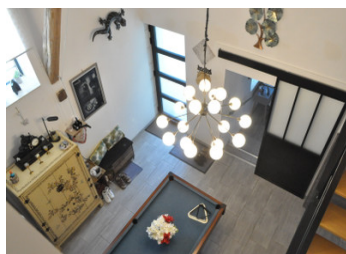


INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	320 m2
Plot Size:	5069 m2

IN BRIEF

This beautifully converted farmhouse and gîte complex is to be found only 5 minutes from the busy tourist town of Brantôme-en-Périgord in the Green Périgord. Brantôme attracts tourists from Easter through to October and has plenty of attractions such as canoeing, sports facilities, shops and restaurants to meet all tastes. The house is to be found in a small hamlet.



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.



LOCAL TAXES

Taxe foncière: 2100 EUR

NOTES

DESCRIPTION

Main house: On the ground floor: attractive entrance hall (26m²)with cupboard space. Living area with back kitchen (62.6m²). Attractive light room with fitted kitchen, breakfast bar and wood pellet stove. Laundry room (7 m²) housing freezer. Downstairs bedroom.

Upstairs: Five good-sized bedrooms (20.5m², 12 m², 11 m², 10.5m², 10.7m², one ensuite; shower room with walk-in shower and toilet. Walk-in wardrobe; office area (9.66m²), storage area (6.9m²). House is well insulated with double glazing. Heating with wood pellet stove and electric radiators on the first floor.

Gîte. On the ground floor: Entrance hall (5.23m²), spacious fitted kitchen (16.37m²), living area (29.5m²), French windows leading out on to sheltered terrace area. Upstairs: Three good-sized bedrooms (17.2m²; 10.8m²; 10 m²). Shower room and toilet (7.3m²). All windows are double-glazed, roof insulation and electric radiators. Outbuildings: Two barns: (46.672 m² and 16.378m²) The smaller barn is a workshop. Electric charging terminal. Farm buildings for animals (7.78 m²; 6.8 m²; 4.335 m²). The property is surrounded by farmland. Schools and shops are 5 minutes away by car. Well. The house is 1H30 minutes from Limoges airport and 1H15 minutes from Bergerac airport.

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