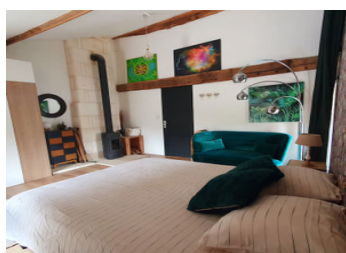
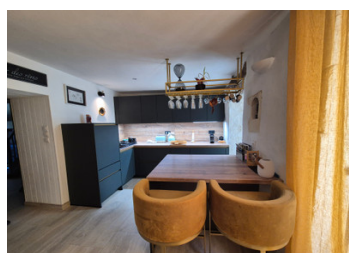


## Exceptional property near BRANTÔME Venise du Périgord



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | BRANTOME |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 190 m2   |
| Plot Size:  | 1500 m2  |



## IN BRIEF

Exceptional property in the Périgord Vert region, just a few minutes from BRANTÔME.

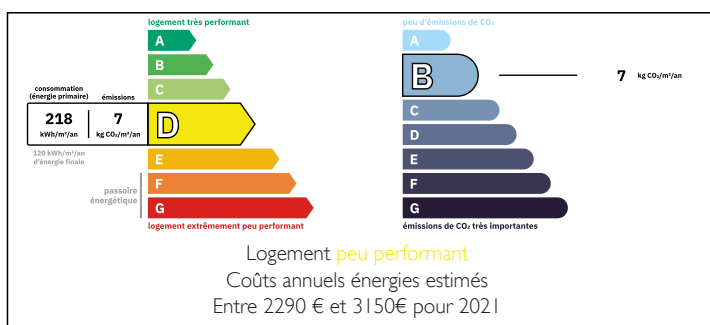
Come and discover this sumptuous residence offering top quality renovation of a 19th century building!

Lots of charm, commercial potential, gîtes, air bnb, etc... land, swimming pool... located in a magnificent village bordered by cliffs, offering many more possibilities in addition to the already renovated 190 m2 part!

Gite of 56 m2 with new roof and framework and a barn of 100 m2 in perfect condition.

A unique opportunity to visit without further delay!

## 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: 1022 EUR**

## NOTES

## DESCRIPTION

House 190 m2

### GROUND FLOOR

A large and beautiful entrance hall with wood-burning stove

A fully equipped modern kitchen

A large living room with wood-burning stove

I interior patio

I courtyard

I WC

I first floor

3 large bedrooms, one with wood-burning stove

I large bathroom with bath, shower and double washbasin.

I modern shower room with walk-in shower

I dressing room

Attic conversion

Large 30 m2 bedroom

Exteriors

Gite 56 m2 new roof and framework

Very sound 100m2 barn

Land + swimming pool

-----

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