

UNDER OFFER Charming Stone House with Character Features in Peaceful Hamlet near Brantôme

EXCLUSIVE



INFORMATION

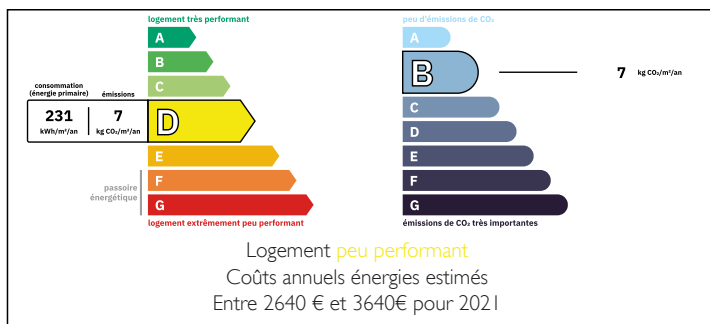
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	463 m2

IN BRIEF

Charming stone house located in a picturesque hamlet near Brantôme in the Dordogne. The ground floor features a spacious kitchen/living area with a wood-burning stove, and a characterful bar that opens onto a patio, complete with a WC in the corner. There's also a cosy lounge with a fireplace and an original bread oven, adding rustic charm. On the first floor, you'll find a versatile room that can serve as a bedroom or office, along with a second bedroom that includes a dressing area and an ensuite shower room. The second floor offers two further bedrooms, both with their own ensuite bathrooms. Beneath the house is a cellar (cave), providing useful storage space. The property benefits from double glazing and is heated by electric radiators and a log-burning stove. A lovely home in a tranquil setting, ideal for...

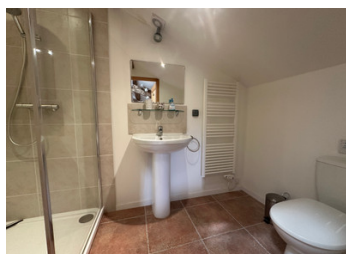


ENERGY - DPE



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: 935 EUR

NOTES

DESCRIPTION

Charming and full of character, this stone house is located in a peaceful and picturesque hamlet near the sought-after town of Brantôme, often referred to as the "Venice of the Périgord." Set in the heart of the Dordogne countryside, the property offers a wonderful blend of traditional features and comfortable living spaces, making it ideal as a permanent home, holiday retreat, or possibly a rental investment.

The house opens into a spacious and inviting kitchen/living area 43m², where a wood-burning stove creates a cosy atmosphere throughout the year. Adjoining this space is a characterful bar area 20m², perfect for entertaining guests, which opens directly onto a patio—ideal for alfresco dining or relaxing in the sun. A WC is conveniently tucked into one corner of the bar area. The ground floor also boasts a second reception room: a charming lounge 24m² complete with a fireplace and a rare original bread oven, adding authentic rustic charm. There is access to the rear garden from the kitchen.

The first floor offers two bedrooms: the first is currently used as an office or guest room 10.2m², while the second is a generously sized bedroom 20m² featuring a dressing area and a modern ensuite shower room with WC. On the second floor are two further bedrooms 10.7m² and 11.5m², each with their own private ensuite bathrooms, providing comfort and privacy for family and guests alike.

Beneath the house, a garage / cellar (cave) 40m² offers excellent storage space.

The property benefits from...