

Exceptional property in Brantôme, in the historic center with breathtaking view of the abbey.



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	320 m2
Plot Size:	50 m2

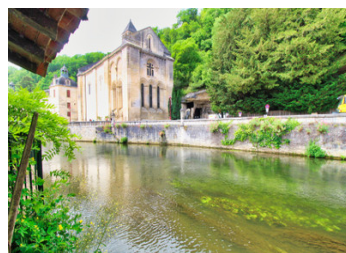
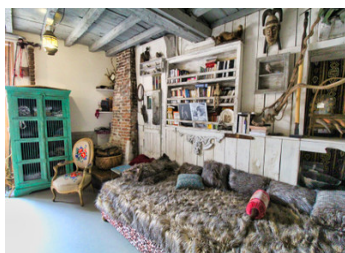
IN BRIEF

This building is located in the heart of the historic center of Brantôme, within a remarkable perimeter with several historic monuments. It originally comprised two angled town buildings with a floor surface area of 213m2.

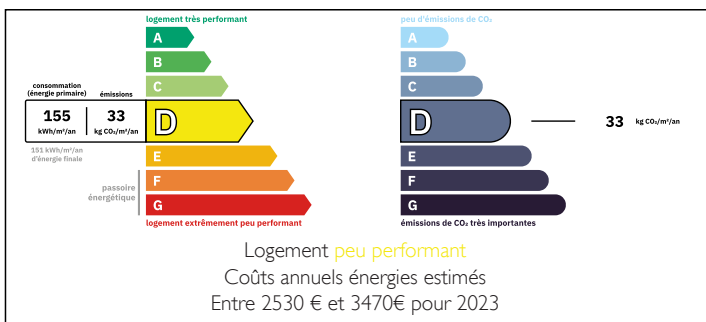
The property can be described as an artist's house, with spacious rooms and original features such as a staircase and exposed beams.

It has access to the river, as well as a terrace overlooking the river and a breathtaking view of the abbey and bell tower.

A large commercial space occupies the entire ground floor, free of any commercial activity and divisible into 2 parts thanks to 2 separate entrances. Restructuring is possible for rental purposes upstairs.



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.



DESCRIPTION

On the ground floor are 2 stores, which can easily be separated as there are 2 separate entrances and a boiler room opening onto a quay leading down to the river. There is also 1 semi-external staircase leading to the terrace.

The 3 upper floors make up an artist's apartment with, on the 1st floor,

, a studio space opening onto a living room, a kitchen/dining room and the large terrace with lean-to, on the 2nd floor 3 bedrooms and 1 bathroom with WC as well as 2 rooms to be completely renovated and on the 3rd floor 1 attic converted into a dormitory with shower room and WC and 1 small attic to be completely converted

The roof is in good condition (redone 2018) and all solid oak frames are double-glazed (2018).

The building is connected to fiber optics.

City gas heating (25-year-old boiler).

Building connected to mains drainage.

Access to the upper floors is via a central staircase covering the 3 floors, but it is possible to create a new access on one side of the commercial premises with an independent entrance that already exists.

It is possible to separate the commercial premises into 2 stores, as there are 2 separate entrances.

LOCAL TAXES

Taxe foncière: 3961 EUR

NOTES

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