

Small house with garden in the centre of Brantôme in Périgord, ideal as a pied-à-terre or rental property



INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	69 m2
Plot Size:	575 m2

IN BRIEF

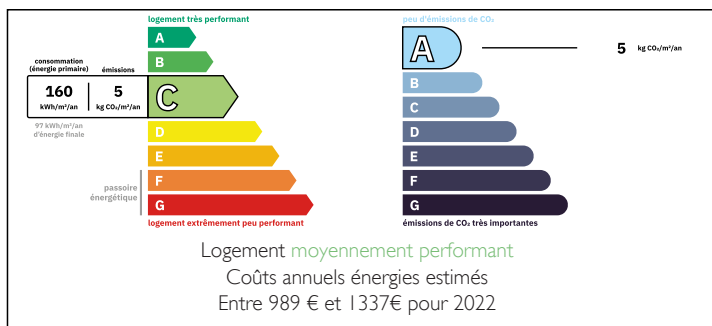
Semi-detached house in the historic centre of Brantôme in Périgord, known as the 'Green Venice of Périgord', comprising 4 rooms, with a lovely garden, fully furnished.

This small house is currently used as a holiday cottage with a good rental income as it is ideally located.

It comprises a bedroom with en-suite shower room on the ground floor and, upstairs, a dining room with fitted kitchen, a bedroom, a shower room and a lounge with wood-burning stove opening onto a small terrace. This terrace leads to the pretty overhanging garden.

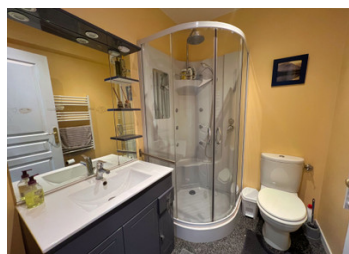


ENERGY - DPE



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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

Ground floor bedroom 14m²
En suite bathroom with WC 5m²
Upstairs
Living room with fitted kitchen area 14m²
Lounge with wood-burning stove 17.5m²
Bedroom 15m²
Shower room with WC 4m²
Terrace 17m²
Garden 470m²

Heating Reversible air conditioning
Wood-burning stove in the lounge
Mains drainage
House sold furnished

Brantôme en Périgord is located 45 minutes from Angoulême, with its TGV/LGV station offering connections to Paris in 1 hour 45 minutes, 1 hour from Bergerac and Limoges (airports) and 2 hours from Bordeaux (airport).

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

LOCAL TAXES

Taxe foncière: 180 EUR

NOTES