

A very rare, charming three-bedroom townhouse with a large garden and double garage, in the centre of Brantôme



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1362 m2

IN BRIEF

A charming house with 100m² of living space, ideally situated in the heart of Brantôme.

This house is beautifully light thanks to its numerous windows.

It comprises three bedrooms, a fitted kitchen, a living room, a study, and a shower room with WC. There is an adjoining utility room and a cellar beneath the living room.

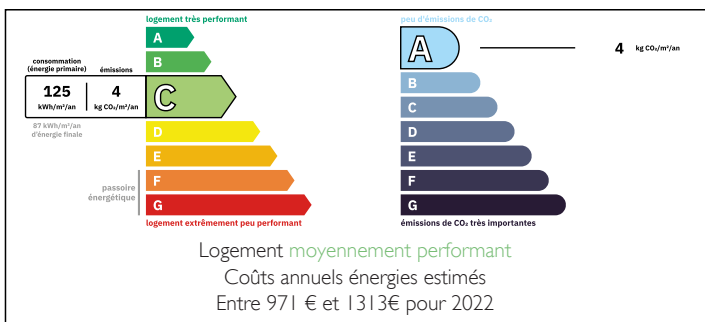
This property also benefits from a magnificent 1,362m² wooded garden, suitable for a swimming pool, a true haven of greenery, featuring a detached double garage and a well. An ideal setting to make the most of sunny days in a peaceful environment.

In the immediate vicinity of shops, restaurants and the banks of the Dronne, this house enjoys a prime location in the beautiful 'Green Venice' of the Périgord.

An ideal property for a main residence, a holiday home or a rental investment.

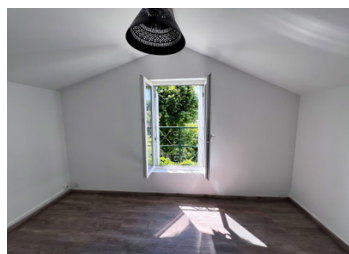


ENERGY - DPE



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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

- I separate, fully equipped kitchen (14 m²)
- I living room (25 m²) with a wood-burning stove
- I bedroom (16 m²)
- I office/anteroom (14 m²)
- I bathroom with toilet (4 m²)

Upstairs

- I bedroom of approximately 14 sq. ft. (Carrez law) with 25 sq. ft. of floor space
- I small bedroom of 9 sq. ft.
- I room of 4 m² (Carrez law) with 14 m² of floor space
- Reversible air-to-air heat pump heating
- Double-glazed windows throughout the house
- Sewer connection
- Wood-burning stove in the living room

- I separate laundry/pantry room of 9 m²
- I separate double garage of 35 m²

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

LOCAL TAXES

Taxe foncière: **812 EUR**

NOTES