LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48598SGE24 Price: 382 975 EUR

agency fees to be paid by the seller

Beautifully Presented Family Home Within Walking Distance of Brantôme, with Heated Swimming Pool















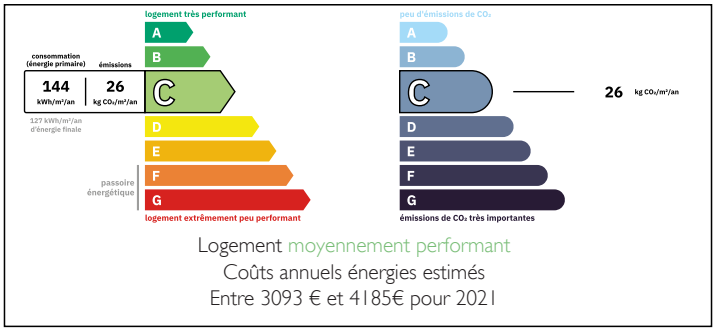
INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	1035 m2

IN BRIEF

Ideally situated within walking distance of the beautiful town of Brantôme, this spacious and immaculately maintained property offers approximately 215m² of living accommodation, four double bedrooms, generous reception space and an 11 x 5.5m heated swimming pool. Set within a fully enclosed garden of 1,035m², this is a wonderful opportunity to enjoy comfortable family living in a highly desirable location.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3093 € et 4185€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2450 EUR**

NOTES

DESCRIPTION

The property is approached through a gated entrance, leading into the front garden and the main entrance hall.

To the right, you will find a generous living room with a stylish wood-burning stove. The lounge opens into the dining area, creating a lovely open-plan reception space with a combined area of approximately 46m². The impressive open ceiling extends up to the first floor, where a mezzanine landing overlooks the living room, adding a wonderful sense of space and character. The dining area leads through to the fitted kitchen, which offers a good range of units and plenty of workspace.

Both the kitchen and the ground-floor bedroom benefit from patio doors opening onto the front garden, providing plenty of natural light and easy access to the outside.

The ground floor also benefits from a spacious bedroom suite of approximately 32m², complete with an en-suite bathroom featuring double washbasins, a bath and fitted storage. There is also a separate WC and plenty of additional built-in cupboards and wardrobes throughout this level.

An internal staircase from next to the kitchen provides access to the substantial basement, which extends beneath the house and has been divided into several useful areas. These include a laundry room, boiler room housing the oil-fired central heating system, additional storage rooms and a large garage area. The swimming pool pumps and filtration equipment are also housed here.

Upstairs, the mezzanine landing provides a lovely additional space overlooking the lounge, with room for a small reading area or quiet...