

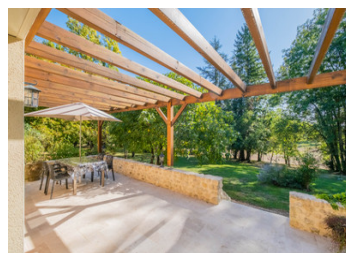
Under offer Set in 16.7 ha of woods, meadows and parkland, this property comprises a house and 2 gites.

EXCLUSIVE



## INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	315 m2
Plot Size:	167567 m2



## IN BRIEF

Property set in 167567m2, including over 2ha of grassland, magnificent landscaped grounds of approx. 1.5ha around the buildings with beautiful trees, and 13ha of oak and softwood forests.

Very peaceful setting.

House with approx. 180m2 of living space with 5 bedrooms (3 on one level), 1 bathroom, 1 shower room, lovely fully equipped kitchen, large lounge with fireplace, living room upstairs.

Wood-fired (stove) and electric heating, solar panels installed for self-sufficiency in electricity.

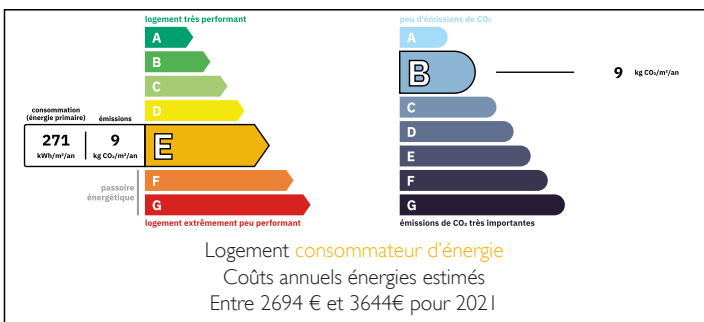
Gite 1: 86m2, 2 bedrooms, 2 shower rooms, equipped kitchen, private terrace, recent renovation of the building.

Gite 2: 50m2 in 3 separate rooms with 1 shower room and 1 private terrace

Large barn adjoining the main house, 226m2, comprising 2 rooms and a mezzanine.

2 large carports with electric car charging point 67m2 and 80m2

## 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.



## LOCAL TAXES

Taxe foncière: 1991 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Exceptional setting for this property in Périgord Vert in the commune of Brantôme.

The main house of 180m<sup>2</sup> comprises

Ground floor

1 living room of 46.5m<sup>2</sup> with fireplace and wood burner.

1 fully equipped kitchen of 32m<sup>2</sup>

1 utility room of 5m<sup>2</sup>

3 bedrooms (2 with washbasins) of 10, 12 and 12.5m<sup>2</sup>

1 full bathroom (bath and shower) of 5m<sup>2</sup>

WC 2m<sup>2</sup>

First floor

Landing/living room 30m<sup>2</sup>

1 small bedroom of 7m<sup>2</sup>

1 bedroom of 14m<sup>2</sup>

1 shower room with WC 6m<sup>2</sup>.

Gite 1 of 86m<sup>2</sup>

recently renovated

2 bedrooms

2 shower rooms

Fitted kitchen

Private terrace

Gite 2 of 50m<sup>2</sup>

Atypical

4 separate rooms

1 fitted kitchen

1 living room

1 bedroom

1 shower room with WC

1 private terrace.

The gites are currently in use, with annual revenues of between €15,000 and €18,000. They are Gite de France approved and will remain fully equipped.

The installation of 20 photovoltaic panels in June 2023 will halve the electricity bill.