

Brantôme, beautiful view with this gorgeous home that has traditional features, a pool and attached barn

EXCLUSIVE



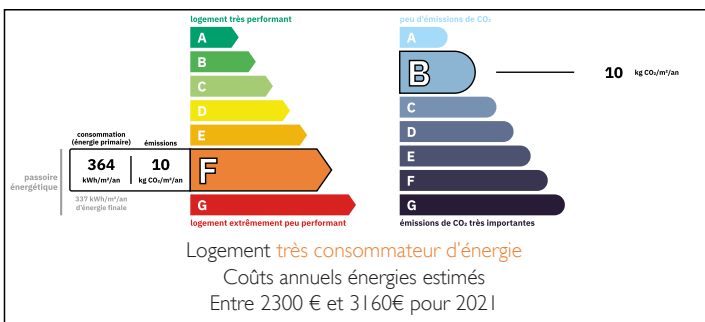
INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	196.26 m2
Plot Size:	197 m2

IN BRIEF

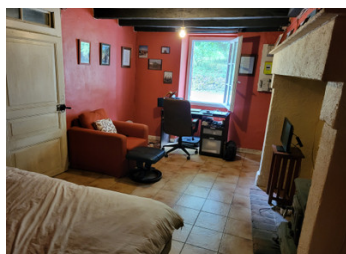
A very attractive, spacious house with an idyllic panoramic view from the terrace. Original structural features include exposed stone walls and beams. The house is set over 3 floors. At ground level, there is an entrance hall, a reception room that is suitable for an office or 5th bedroom and a shower room with wc. Some steps lead to a living/dining/kitchen area with a door into the garden. On the first floor, the stairs split to lead to 2 interconnected bedrooms and a second living room. On the second floor, there are 2 more bedrooms – one with en suite shower, whb and wc. The landing area is large enough to use as a games, reading or relaxing area and has a door into the attic which potentially lends itself to further development. The attached barn has an...

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

Ground Floor:

Entrance hall (14m²). Tiled floor.

Reception room/office/5th bedroom (15m²). Tiled floor.

Shower room with wash hand basin and wc (11m²). Tiled floor.

Steps down to a dining/living/kitchen area (39m²) with utility (4m²). Beautiful, exposed walls and vertical beams separating the kitchen but allowing light and ease of movement. Wooden floor. Woodburner.

First Floor:

Bedroom 1 - (19m²). Wooden floor and built-in storage cupboard (1.9m²).

Bedroom 2 – entered through Bed 1 – (22m²). Wooden floor. Traditional fireplace. Two windows.

Living room (46m²). Wooden floor. Open fireplace. Lovely view. Stairs to second floor.

Second Floor:

Landing space (13m²)

Bed 3 (3.26m² with head room, 10m² floor space). Wooden floor, beams.

Bed 4 (7.3m² with head room, 13m² floor space). Wooden floor, beams.

En suite (3.5m²) – shower, wash basin, wc

Attached barn (67m²)

Above ground pool (27m²)

Terrace with panoramic view of fields and woodland.

Brantome 6km. Périgueux 30km and Angoulême 60km with trains to Paris and Bordeaux.

Airports at Limoges (78km) Bergerac (81km) and Bordeaux (160km).

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

LOCAL TAXES

Taxe foncière: 981 EUR

Taxe habitation: EUR

NOTES