

Charming detached stone farmhouse in delightful hamlet 5 minutes from Brantôme by car.

EXCLUSIVE



INFORMATION

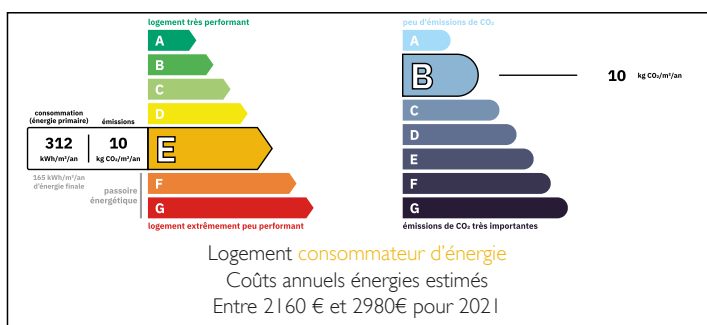
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	1649 m2

IN BRIEF

This delightful 15th Century farmhouse has been tastefully restored to a high standard, and in-keeping with its style. Situated in a hamlet only 5 minutes by car from beautiful Brantôme, in the Green Périgord, with its shops, river and tourist activity, it is well-placed.



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

On the ground floor: Living room with wood stove 30.45 m², deep orange floor tiles and exposed stone walls. Practical equipped kitchen 13.93 m² with dishwasher, electric cooker and work surfaces. Bootroom and back entrance 5.61 m². Small laundry room: 3.02 m². Office/study: 8.88 m². Two downstairs bedrooms 14.95 m² and 13.96 m² with wooden floors. Bathroom 8.66 m² with toilet. Shower room 4.01 with walk-in Italian shower and toilet.

Upstairs: Large dormitory 15.68 m²; small bedroom 5.41 m² under roof. Roof insulation. Outbuildings: Barn: 51.27 m² Swimming pool: 10m x 5m. Outside terrace: 22.5 m² Garden with fruit trees: apple, plum, cherries, apricots and quinces. Kitchen garden. 1H30 from Limoges and one hour from Bergerac by car.

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

LOCAL TAXES

Taxe foncière: 1303 EUR

Taxe habitation: EUR

NOTES