

4-bedroomed open plan house, only 5 minutes from Brantôme-en-Périgord with swimming pool and garages



INFORMATION

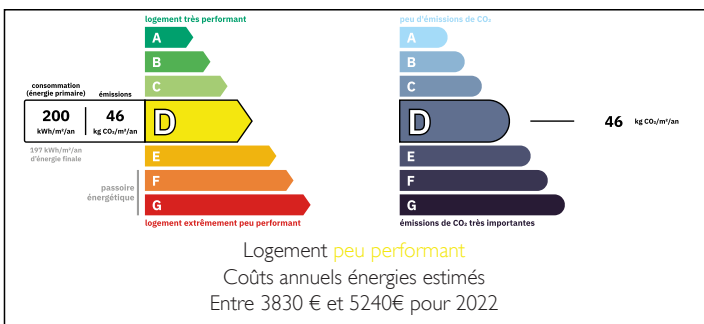
Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	230 m ²
Plot Size:	4000 m ²

IN BRIEF

This beautiful house is set in a tranquil environment and surrounded by a large 4,000m² garden with mature trees. It benefits from a double garage, a carport, and a swimming pool. The main house offers open-plan living. Ideally located just five minutes from the popular town of Brantôme-en-Périgord, often referred to as the "Venice of the Périgord", with its markets and restaurants.



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

You enter the property on the ground floor, where you will find an en suite bedroom with a dressing area and a bathroom fitted with a shower and sink. This level also offers a small kitchenette, an additional shower room with WC, a useful storage room and the boiler room, making it a very practical space.

On the first floor, there is a spacious and welcoming living and dining room of around 45 m², with a cosy snug or television area at one end measuring approximately 17 m². This floor is wonderfully light and airy thanks to three French windows that flood the space with natural light. There is also an open-plan, fully equipped kitchen of about 13 m², fitted with kitchen units, an oven, gas hob and dishwasher.

The upper floor features an office measuring 10.39 m², along with three bedrooms, all with built-in cupboards, measuring approximately 13.84 m², 12.34 m² and 11.7 m². A family bathroom of around 6.82 m² includes a bath, bidet and double sinks, complemented by a separate WC.

The house benefits from a water softener, oil-fired central heating and double glazing throughout. There is also an insert fireplace in the snug, adding extra warmth and character.

Outside, to the front of the house, there is a pleasant breakfast terrace with a decked area. To the rear, you will find an 11 x 4 metre swimming pool with a pool house and outdoor shower. The pool house includes a kitchenette and WC, making...

LOCAL TAXES

Taxe foncière: **900 EUR**

Taxe habitation: **EUR**

NOTES