

Large atypical village house very nicely renovated, with garden and 2 barns/garages.



INFORMATION

Town:	Grand-Brassac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	226 m²
Plot Size:	744 m²



IN BRIEF

In Detail :

Downstairs -

Entrance corridor - 8.20 m²

Living room - 25 m²

Room with stone sink - 17.40 m²

Cellar - 12.50 m²

Barn /garage - 50.45 m²

First floor -

Living room - 37.65 m²

Den/study - 25 m²

Hallway - 8.60 m²

Kitchen - 13 m² (equipped with dishwasher, fridge and cooker)

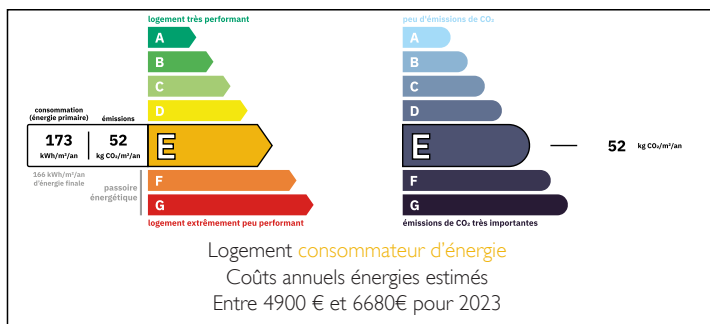
Bedroom 1 - 16.20 m²

Bedroom 2 with separate wc - 21.25 m²

Bedroom 3 - 17.25 m²

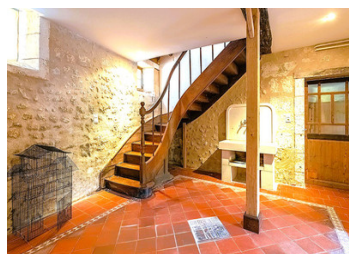
Shower room with wc - 4.40 m²

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.



DESCRIPTION

This property is situated in the heart of the pretty village of Grand Brassac. You enter the property via a downstairs hallway which leads to a cosy living room/office and a second room with a beautiful old stone sink, also on the ground floor and accessible from inside the house there is a large barn/garage which also houses the oil fired central heating system and oil tank, and there is also a cellar with the water softener. Going upstairs to the first floor you enter the beautiful and large living room with its open fireplace and windows at either end making the room very light and airy, a few steps from the living room lead up to the study/den which is a lovely place to relax, read or could also be used as a tv room. From the living room a wooden staircase leads up to the master suite with an open plan shower room and separate WC. From the living room there is a hallway with fitted cupboards leading to the kitchen and three large bedrooms, one of which has its own separate WC. Next to the bedrooms is a lovely shower room with an Italian shower and toilet. Under the house there is also a second barn/garage. The garden of the property is a few metres away from the house and across the village road, there are two old buildings in the garden that are ripe for renovation to make a...

LOCAL TAXES

Taxe foncière: 790 EUR

Taxe habitation: EUR

NOTES