

3 Bedroomed house with apartment and lovely garden within walking distance to Brantome town centre

EXCLUSIVE



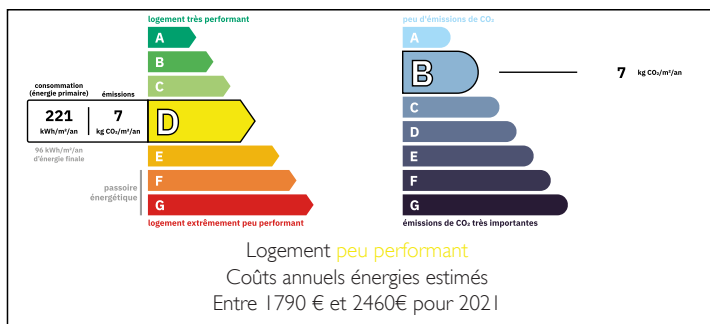
INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	1215 m2

IN BRIEF

Brantôme, often referred to as the "Venice of the Périgord," is a picturesque and historic town nestled in the heart of the Dordogne region. Surrounded by the tranquil waters of the River Dronne, it offers a rare combination of natural beauty and cultural richness. The town is renowned for its stunning Benedictine abbey, charming stone bridges, and cobbled streets lined with boutique shops, cafés, and traditional markets. It's a sought-after destination for those seeking the relaxed pace of country life with the convenience of local amenities and vibrant community life.

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

Accessed via an external staircase from either side of the property, the main entrance leads into a welcoming kitchen measuring 11.5m², featuring a wide range of fitted cupboards and a sink. Opposite the kitchen is the dining room, 13.2m², with double doors that open onto a raised terrace, ideal for outdoor dining and relaxation. A staircase from the dining room takes you to the upper floor.

Continuing through the ground floor, there is a cloakroom with a WC and hand basin, followed by the first of three bedrooms, currently used as a study and also 13.2m² in size. At the rear of the house is a cosy lounge of 11.5m², offering pleasant views over the garden. The property is ideally situated just a few minutes' walk from the centre of Brantôme, with a local bakery only 50 metres away.

Upstairs, two additional bedrooms of 10.8m² and 11.2m² are built into the eaves, one of which benefits from an ensuite bathroom with a bath, WC and sink. There is also a separate family bathroom featuring a shower, WC and sink, along with a large landing currently used as a second study. From this level, an external staircase provides direct access to the garden.

Beneath the main house lies a self-contained one-bedroom apartment, offering a spacious open-plan living room and kitchen area, which opens directly to the rear garden. The apartment includes a large bathroom with shower, WC and sink. Also there is a pantry and a utility...

LOCAL TAXES

Taxe habitation: EUR

NOTES