

Exceptional property in Brantôme, in the historic center with breathtaking view of the abbey.



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	320 m2
Plot Size:	50 m2

IN BRIEF

This building is located in the heart of the historic center of Brantôme, within a remarkable perimeter with several historic monuments. It originally comprised two angled town buildings with a floor surface area of 213m2.

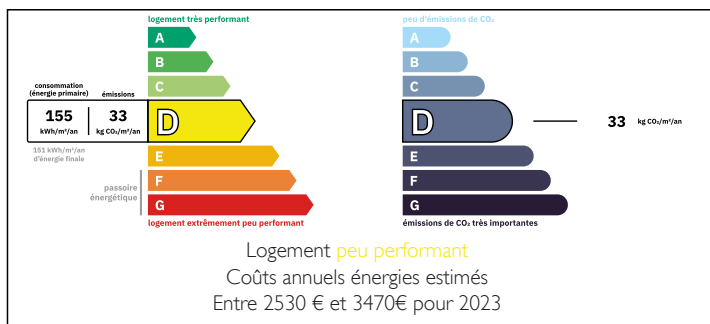
The property can be described as an artist's house, with spacious rooms and original features such as a staircase and exposed beams.

It has access to the river, as well as a terrace overlooking the river and a breathtaking view of the abbey and bell tower.

A large commercial space occupies the entire ground floor, free of any commercial activity and divisible into 2 parts thanks to 2 separate entrances. Restructuring is possible for rental purposes upstairs.



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

On the ground floor are 2 stores, which can easily be separated as there are 2 separate entrances and a boiler room opening onto a quay leading down to the river. There is also 1 semi-external staircase leading to the terrace.

The 3 upper floors make up an artist's apartment with, on the 1st floor,

, a studio space opening onto a living room, a kitchen/dining room and the large terrace with lean-to, on the 2nd floor 3 bedrooms and 1 bathroom with WC as well as 2 rooms to be completely renovated and on the 3rd floor 1 attic converted into a dormitory with shower room and WC and 1 small attic to be completely converted

The roof is in good condition (redone 2018) and all solid oak frames are double-glazed (2018).

The building is connected to fiber optics.

City gas heating (25-year-old boiler).

Building connected to mains drainage.

Access to the upper floors is via a central staircase covering the 3 floors, but it is possible to create a new access on one side of the commercial premises with an independent entrance that already exists.

It is possible to separate the commercial premises into 2 stores, as there are 2 separate entrances.

LOCAL TAXES

Taxe foncière: 3961 EUR

NOTES

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