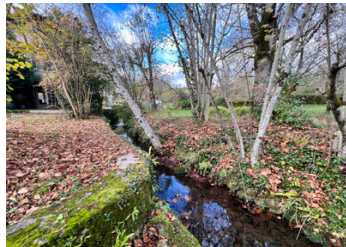


17th-century Périgord house with 130m² of living space, full of charm and authenticity, in the heart of a hamlet



INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	130 m ²
Plot Size:	353 m ²



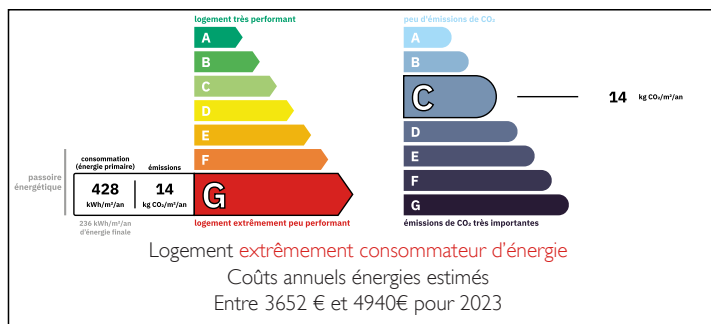
IN BRIEF

If you love old buildings and authenticity, this charming traditional 17th-century Périgord house will charm you with its preserved character and peaceful surroundings.

With 130m² of living space including 3 bedrooms, this characterful property offers a warm and timeless atmosphere. The original materials, exposed stone walls, old beams and a magnificent fireplace bear witness to its history and unique charm.

Currently used as a country house, it could become a main residence with a few comfort improvements. The house is located less than 6 km from the historic town of Brantôme (8 minutes by car), 27 km from Périgueux, the capital of the Dordogne department, 58 km from Angoulême with its LGV/TGV station, and 72 km from Bergerac (airport).

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

1 entrance hall (11m²)

1 living room with kitchen area and small wood-burning stove (38m²)

1 hallway with washbasin and WC

1 bedroom/study (8.5m²)

On the first floor

1 living room with beautiful fireplace (49m²)

1 bedroom, 11m²

1 terrace, 12.5m²

On the second floor

1 room serving as a bedroom, 36m²

1 bathroom with WC, 5m²

Outside

Small, easy-to-maintain garden measuring 260m², bordered by a stream, perfect for peaceful lunches and dinners.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES