

A restored old house comprising 8 rooms, with a basement, garden and shed.



INFORMATION

Town:	Grand-Brassac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	290 m ²
Plot Size:	3600 m ²

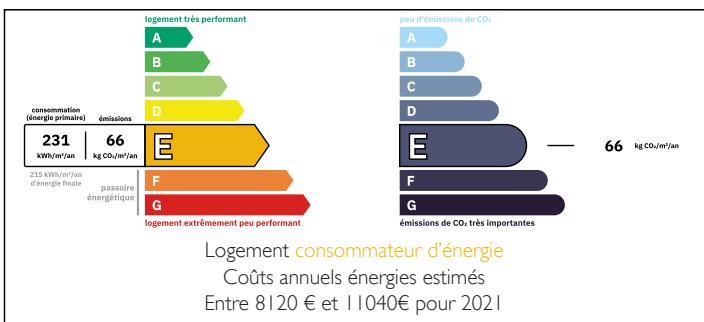


IN BRIEF

An exceptional 17th-century residence renovated and fitted with ...triple glazing with panoramic views. Situated in a commanding position with unobstructed south-east-facing views, this property is a rare gem for lovers of history and wide open spaces.

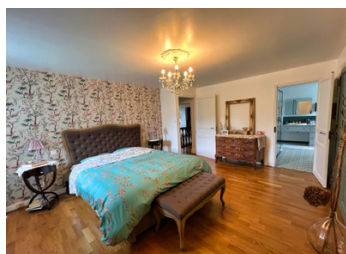
Combining architectural authenticity with generous proportions, it offers a serene and majestic living environment. Spanning over 290 m², it comprises, across two levels, reception rooms, 4 or 5 bedrooms depending on use, a spacious basement and a beautiful garden of over 3,600 m². It also features a building used as a garage/shed/storage area.

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

As soon as you enter, the tone is set by a majestic hall featuring a monumental wooden staircase. The reception rooms are distinguished by their period features.

An elegant lounge and dining room are enhanced by 'French-style' ceilings and magnificent 18th-century fireplaces.

A spacious, cosy and bright kitchen with a remarkable 17th-century fireplace opens onto the conservatory.

The large study, which could serve as a bedroom, opens onto the terrace, offering sweeping views of the extraordinary panorama over the Dronne valley. A bathroom completes this ground floor level.

A landing leads to the sleeping area and provides access to four bedrooms offering unobstructed views. Some have en-suite washbasins.

Bathroom and separate toilet.

Attic.

The ground floor is designed for comfort and leisure. Two garages, a boiler room, a wine cellar and a workshop are complemented by an indoor kitchen/utility room, a major asset for making the most of the outdoors.

The panoramic terrace overlooks 3,637 m² of land. This natural vantage point offers sweeping views of the surrounding countryside, ensuring absolute tranquillity.

Roofing completely refurbished in 2024.

Oil and wood-fired central heating.

Triple glazing (2024)

Just a few minutes from the property lies an iconic local spot for relaxation, featuring a wild swimming area with a natural sandy and grassy beach on the banks of the Dronne. A relaxed, open-air atmosphere with a bar and restaurant where you can enjoy lunch or dinner with your feet in the water on summer evenings.

Water sports, canoe and paddleboard hire to explore the cliffs of the Dronne Valley. Another 'secret'...

LOCAL TAXES

Taxe foncière: **877 EUR**

Taxe habitation: **EUR**

NOTES