

Small house with garden in the centre of Brantôme in Périgord, ideal as a pied-à-terre or rental property



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | BRANTOME |
| Department: | Dordogne |
| Bed:        | 2        |
| Bath:       | 2        |
| Floor:      | 69 m2    |
| Plot Size:  | 575 m2   |



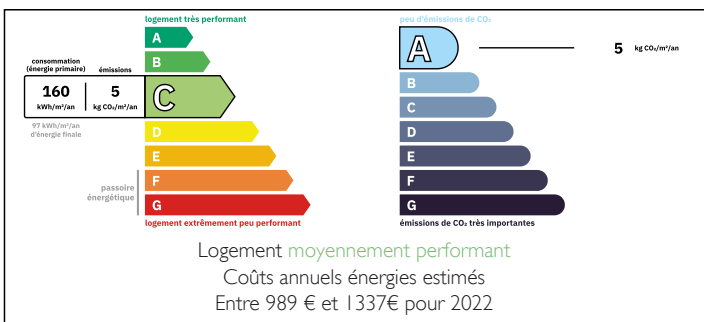
## IN BRIEF

Semi-detached house in the historic centre of Brantôme in Périgord, known as the 'Green Venice of Périgord', comprising 4 rooms, with a lovely garden, fully furnished.

This small house is currently used as a holiday cottage with a good rental income as it is ideally located.

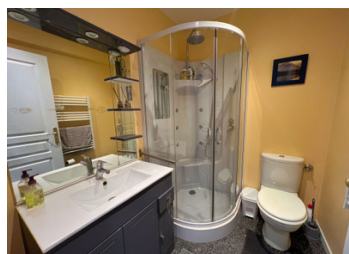
It comprises a bedroom with en-suite shower room on the ground floor and, upstairs, a dining room with fitted kitchen, a bedroom, a shower room and a lounge with wood-burning stove opening onto a small terrace. This terrace leads to the pretty overhanging garden.

## 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

Ground floor bedroom 14m<sup>2</sup>  
En suite bathroom with WC 5m<sup>2</sup>  
Upstairs  
Living room with fitted kitchen area 14m<sup>2</sup>  
Lounge with wood-burning stove 17.5m<sup>2</sup>  
Bedroom 15m<sup>2</sup>  
Shower room with WC 4m<sup>2</sup>  
Terrace 17m<sup>2</sup>  
Garden 470m<sup>2</sup>

Heating Reversible air conditioning  
Wood-burning stove in the lounge  
Mains drainage  
House sold furnished

Brantôme en Périgord is located 45 minutes from Angoulême, with its TGV/LGV station offering connections to Paris in 1 hour 45 minutes, 1 hour from Bergerac and Limoges (airports) and 2 hours from Bordeaux (airport).

## LOCAL TAXES

**Taxe foncière: 180 EUR**

**Taxe habitation: EUR**

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

## NOTES