

A 125m stone village house with 4 bedrooms, a garage, an outbuilding and a garden set on 825m of land



INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	825 m2



IN BRIEF

A charming village house situated in a quiet, leafy setting, just a few from the historic centre of Brantôme, in the heart of the Brantôme area in Périgord.

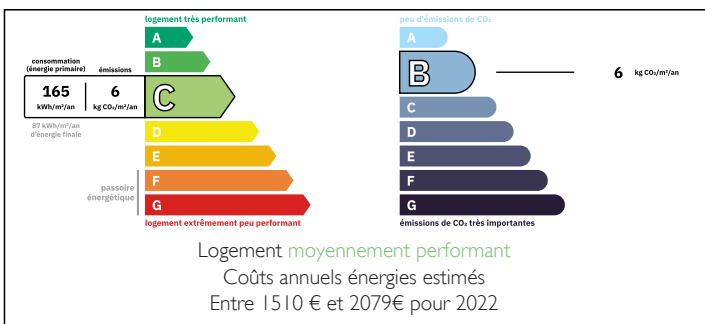
This house offers 4 bedrooms and potential for extension to suit your plans.

Set on a plot of 825m², it boasts a lovely garden with trees (including fruit trees), ideal for enjoying sunny days in complete tranquillity.

You also have a garage and an outbuilding offering plenty of potential for storage, a workshop or further conversion.

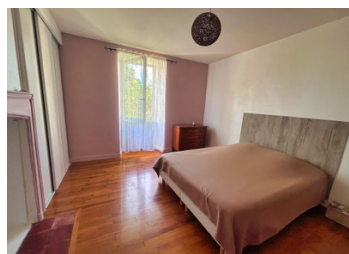
A property full of charm, perfect as a main residence, a family home, or for a holiday let project in one of the most beautiful villages of the Périgord Vert.

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

This former vicarage, tucked away in a cul-de-sac, comprises

Ground floor

1 bedroom (18m²) with 1 bathroom (3m²) and 1 separate toilet

1 room (23m²) requiring finishing work, with a bay window

and 1 large cellar

First floor

1 living room (27m²)

1 separate fitted kitchen

3 bedrooms of 18, 14 and 12m²

1 shower room with WC of 4m²

and 1 small pantry

Outtached garage

1 outbuilding (70m²)

1 lovely terrace accessible from the kitchen and the garden

The plot is fully enclosed with a large gate at the entrance to the property

There are several fruit trees (peach, mirabelle plum and 1 fig tree)

Double glazing throughout the house

Fibre-optic connected

Air-to-water heat pump heating (2021, under warranty)

Mains drainage

Recently insulated loft and cellar

New shutters (traditional and solar)

Recently refurbished façade

All that's left to do is move inside

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

LOCAL TAXES

Taxe foncière: **858 EUR**

Taxe habitation: **EUR**

NOTES