

House, 117m2 with 3 bedrooms, barn and workshop on 800m2 of land



## INFORMATION

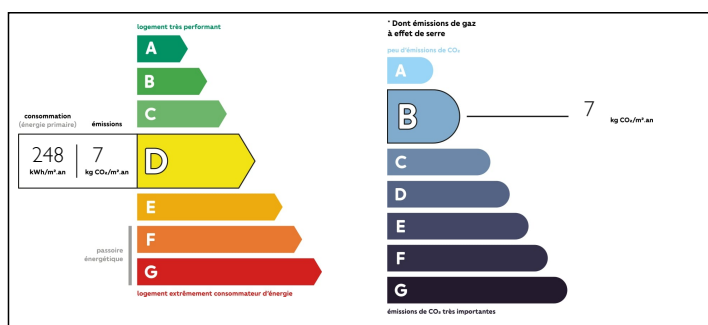
Town:	BRANTOME
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	800 m2

## IN BRIEF

Stone house, to finish restoring, of 117m2, in a hamlet at 11,5 km from Brantôme en Périgord and 13km from Mareuil en Périgord, with garage and workshop on 800m2 of land. It consists on the ground floor of a large living room with kitchenette and a wood-burner in the lounge, an entrance hall leading to the laundry room and the master bedroom with shower room and separate toilet. On the first floor there are 2 nice bedrooms and a space to create an extra shower room - the drains are in place. This house is completed by an adjoining barn of 60m2 and a workshop of 60m2 on the ground with mezzanine with a separate electric meter with three phase. There is a large wood stove to heat it and the roof is insulated. The rainwater is collected in an underground tank and a well has been installed with a pump for...

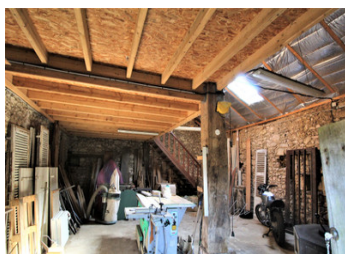


## ENERGY - DPE



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

Entrance: 7m2

Living room: 44m2

Laundry room: 6m2

Master bedroom: 22m2

Bedroom: 14,5m2

Bedroom: 13,5m2

Corridor : 8m2

WC: 2m2

Double glazing throughout the house

Wood boiler (logs) from 2018

Extension for master bedroom 2018

Large underground tank for watering the garden

Wood-burning stove in living room and workshop

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

## LOCAL TAXES

Taxe foncière: 780 EUR

## NOTES