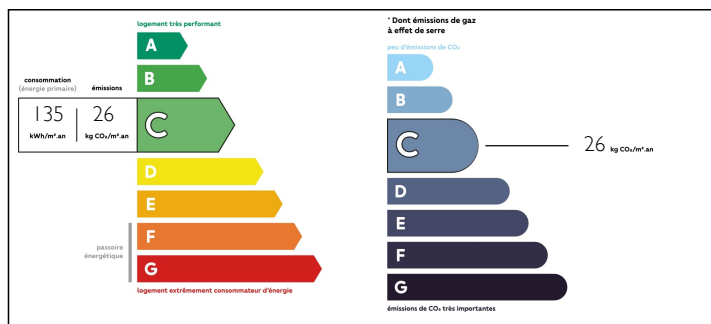


Idyllic secluded property on its own land.

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|----------------------|
| Town: | Brantôme en Périgord |
| Department: | Dordogne |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 105 m2 |
| Plot Size: | 13820 m2 |

IN BRIEF

Idyllic secluded property situated on its own land; less than 10 minutes by car from beautiful Brantôme-en-Périgord with its shops, restaurants and medical services. Brantôme is a popular tourist town with markets twice a week.

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

The property is built on the ground floor. Lounge diner: 32m² with woodstove and French windows. Fitted kitchen (26m²) with kitchen island, work surfaces, cupboards, cooker, dishwasher, microwave and fridge-freezer. Two bedrooms both with fitted wardrobes one (13.4m²) with ensuite shower room, the other (10.7m²) with French windows leading out to garden. Laundry room (5.4m²); bathroom (10.16m²) with double vasques and toilet. Double glazing throughout. Gas central heating and woodstove. Terrace along front of house (63m²). Covered sitting area with pizza and tandoori oven and barbecue. Jacuzzi. Outbuildings: Garden shed and two metallic sheds. The pond is currently being upgraded.

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

LOCAL TAXES

Taxe foncière: 720 EUR

NOTES