

Charming renovated property with outbuildings in enchanting bucolic setting land about 5 hectares



INFORMATION

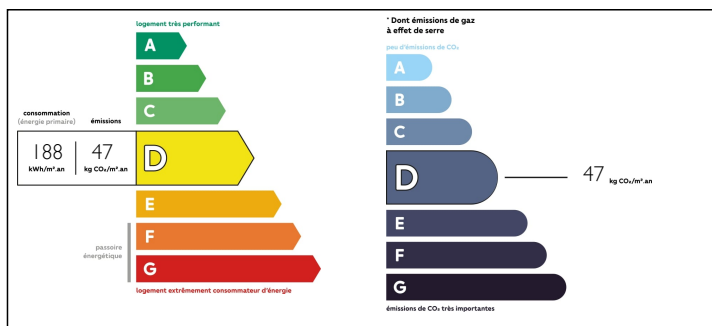
Town:	Brouchaud
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	246 m2
Plot Size:	60579 m2

IN BRIEF

Beautiful real estate complex located in an exceptional setting with 6 hectares of land, consisting of the main house, tastefully renovated, a barn, a garage, a pool house with its summer kitchen and dining area, shower, toilet, a swimming pool, a workshop, a greenhouse, a vegetable garden, a dovecote, a bread oven, a wooden chalet and approx 5ha of meadows. The main house has been renovated with spacious and bright volumes. On the ground floor a modern fully fitted kitchen, opening on to the dining room (approx 40m2), the main living room of approx 37m2 with a beautiful open fireplace, next to it, the master bedroom (25m2 approx) a modern bathroom with walk-in shower and double sinks, Separate toilet, on the other side of the kitchen, a large room of approx 35m2 converted into an office/reading area. Upstairs a converted attic with 2 bedrooms, a ...

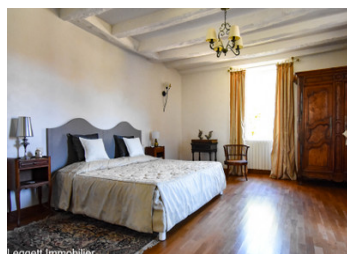


ENERGY - DPE



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

There is immediate access to a modern fitted kitchen and dining room of 40m², a living room with an open fireplace of 37m², a bedroom used as an office/library of 35m².

Master bedroom of 26m² with parquet flooring, bathroom with walk-in shower and double sinks, separate toilet;

Upstairs: a landing with lounge/relaxation area and two bedrooms with

a modern shower room/toilet

Basement with laundry room, boiler room and two large cellars.

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

LOCAL TAXES

Taxe foncière: 1398 EUR

NOTES