



## Excellent 5 Bed House for Sale in Brantome Dordogne France

### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 330,000

### Posizione

Nazione:	France
Cap:	24064
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Descrizione:

Excellent 5 Bed House for Sale in Brantome Dordogne France

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1383 Route de Margnac, Le Puy, Cantillac  
Brantome  
Dordogne  
24530  
France

A Slice of Heaven: Historic 5-Bedroom beautifully appointed sanctuary in Brantôme

The 'Venice of the Périgord' at Your Doorstep

Nestled in the heart of the Périgord Vert, just a six-minute drive from the historic gates of Brantôme, lies a property that defines the pastoral elegance of southwestern France. Known locally as the 'Venice of the Périgord' due to its idyllic position on the Dronne River, Brantôme is a town of monks, markets, and



medieval mystery. This stunning five-bedroom home captures that very essence, offering a rare combination of historic character, modern luxury, and a view that was recently described by a visitor in May 2026 as, quite simply, 'Heaven.'

If you have been searching for a residence that balances the tranquility of the French countryside with the cultural vibrancy of one of France's most beautiful villages, this property is your answer.

## A Panorama Like No Other

The defining characteristic of this property is its breathtaking elevation. Situated to overlook the rolling hills and ancient forests of the Dordogne, the house boasts a panoramic view of over 180 degrees. From the sun-drenched terrace, you can watch the morning mist rise over the canopy of oak and chestnut trees, or enjoy the golden hues of the sunset as they illuminate the valley below.

The grounds have been meticulously designed to maximize this vista. The private swimming pool, garden, and expansive patio area serve as a natural extension of the living space. Whether you are hosting an alfresco dinner party under the Dordogne sun or enjoying a quiet morning coffee, the backdrop of the ancient forest provides a sense of peace that is increasingly hard to find.

## Architectural Heritage & Interior Design

This is a home with a soul. Spread across three beautifully appointed floors, the residence retains its original structural integrity, showcasing the heavy oak beams and honey-colored exposed stone walls that are the hallmarks of traditional Perigordian architecture.

## The Ground Floor: Space and Versatility

Upon entering through the spacious hallway, you are greeted by a sense of light and volume. This level features a versatile reception room, currently utilized as an executive home office but perfectly suited to serve as a fifth double bedroom. Adjacent to this is a modern shower room and WC, making it an ideal suite for guests or those seeking single-level accessibility.

A short flight of steps leads you into the heart of the home: an expansive, open-plan living, dining, and kitchen area. This room is designed for the modern lifestyle while respecting the building's history. The kitchen flows seamlessly into the dining space, while a large rear door opens directly into the garden, blurring the lines between indoor comfort and the natural world outside.

## The First Floor: Character and Connection

The staircase splits at the landing, creating a unique architectural flow. This level houses two interconnected double bedrooms, ideal for family living. Furthermore, a second large living room on this floor provides a more intimate retreat—perfect as a library, cinema room, or a quiet sanctuary for evening relaxation away from the main hub of the house.

## The Second Floor: The Master Retreat & Expansion Potential



The top floor is a masterclass in rustic elegance. Here, two additional double bedrooms sit under a cathedral-like ceiling of exposed timber. A second en-suite shower room serves this level. The landing itself is remarkably spacious—large enough to be transformed into a games room, a reading nook, or a yoga studio.

For those with a vision for even more space, a door from the landing leads into a sizeable attic. This area is ripe for development, offering the potential to add further bedrooms, a luxury master suite, or a private studio.

## The Attached Barn & Practical Luxury

Adding to the property's appeal is the substantial attached barn. To cater to modern needs, it has been fitted with an automatic roller-shutter door, providing secure, covered parking for at least two vehicles. Beyond parking, the barn offers significant storage for gardening equipment, bicycles, or a workshop for the hobbyist.

## A Cultural Epicenter

While the home feels like a private retreat, it is situated in a region world-renowned for its cultural summer calendar. The Dordogne comes alive in the warmer months with festivals that draw international acclaim. Residents can enjoy:

- \* The Douchapt Blues Festival: Authentic soul and blues in intimate settings.
- \* MNOP (Music of New Orleans in the Perigord): Bringing the brass and jazz of the Bayou to the French countryside.
- \* Laroquebrou Boogie-Woogie Festival: A world-class event just a journey away for fans of high-energy piano and dance.

## Accessibility and Convenience

Despite its 'hidden gem' feel, the property is exceptionally well-connected for international owners and visitors:

- \* Limoges Airport: -1 hour 10 mins.
- \* Bergerac Airport: -1 hour 10 mins.
- \* Bordeaux-Mérignac International Airport: -2 hours.
- \* Limoges airport (LIG) -1 hour 10 mins.

This accessibility makes the property an outstanding candidate for a permanent family residence or a high-end holiday rental with significant yield potential.

In a region as sought-after as the Dordogne, it is rare to find a property that checks every box: views, history, modern amenities, and proximity to a major cultural hub like Brantôme. This house is more than a building; it is a lifestyle.



Viewing is essential to appreciate the 180-degree panorama and the tranquil atmosphere of this 'heavenly' sanctuary. Contact our agents today to schedule your private tour.

## ABOUT THE AREA

Brantôme, often hailed as the 'Venice of the Périgord,' is one of the most enchanting villages in the Dordogne department of southwestern France. The town is uniquely situated on an island created by a sharp crescent-shaped bend in the Dronne River and a medieval canal. Its picturesque stone houses, draped in ivy and reflected in the emerald waters, create a serene atmosphere that has captivated travelers for centuries, earning it a reputation as a must-visit destination in the Périgord Vert region.

The crown jewel of the village is the Abbaye de Brantôme, a Benedictine monastery founded in 769 by Charlemagne. The abbey is nestled against a towering limestone cliff that contains ancient troglodyte caves, which served as the original shelters for the monks. Visitors can explore these fascinating 'Cave of the Last Judgment' carvings and see the abbey's Romanesque bell tower, which is considered one of the oldest in France. The architecture seamlessly blends medieval strength with Renaissance elegance, particularly visible in the nearby Pont Coudé, a unique right-angled bridge built in the 16th century.

Life in Brantôme revolves around its sparkling river, which remains one of the cleanest in the country. The Dronne is a playground for visitors, who can rent canoes and kayaks to paddle around the town's perimeter or take a guided electric boat cruise to admire the village from the water. On Fridays, the town comes alive with its traditional market, where local producers sell the gastronomic treasures of the Dordogne, including black truffles, foie gras, walnuts, and seasonal porcini mushrooms, making it a hub for food lovers.

Accessing this riverside gem is straightforward for international travelers. The Bergerac Dordogne Périgord Airport (EGC) is the nearest airport, located approximately 60 km (a 1-hour drive) to the south. For those coming from further afield, Bordeaux-Mérignac Airport (BOD) is the closest major international gateway, situated about 150 km (a 2-hour drive) away. Limoges airport (LIG) -1 hour 10 mins away. Whether arriving by car from the bustling cities of the coast or venturing north from the Dordogne valley, Brantôme offers a tranquil and authentic retreat into the heart of rural France.

## MAiN FEATURES:

- \* 217m<sup>2</sup> of living
- \* 500m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby



\* Rental Potential through Airbnb and Booking.com

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## **Comune**

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	217 mq
Dimensione del lotto:	500 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.505.279

