

An early/mid 20th century 4 bedroom house with a large garden bordering a stream at the exit of a village



## INFORMATION

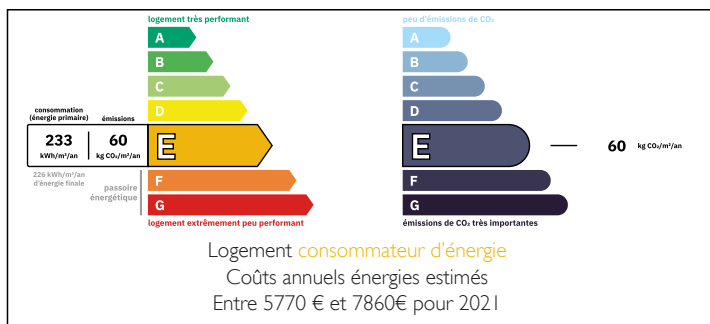
Town:	Hautefort
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	2546 m2

## IN BRIEF

A family village house that is situated by a bridge that spans the same stream that borders the garden, and at the exit of an ancient village with shops and a restaurant at walking distance. The property is also about 800 metres from one of the largest and picturesque medieval fortresses in the Périgord as well as a fishing lake. Interestingly, there is a bridge that spans from the pavement to the front door and there is a large high terrace that overlooks the garden behind as well as the stream and fields beyond. The house is well equipped and set out inside but needs decoratively refreshing to personal taste that would so easily transform a village property that already has so much to offer!!



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

House (the house is entered across a bridge from the pavement)

Ground Floor (hardwood flooring throughout except the floor tiling in the sitting room)

Entrance hall 9 m<sup>2</sup>

Large sitting room with a tiled floor, two French doors opening on to a high terrace and an open stone fireplace 41 m<sup>2</sup>

Kitchen fully fitted, with a window overlooking the garden and stream 13 m<sup>2</sup>

Dining room with two windows, fitted cupboards and a fireplace 17 m<sup>2</sup>

Library with a window overlooking the garden 16 m<sup>2</sup>  
W/c 2 m<sup>2</sup>

Bathroom with bath and washbasin 5 m<sup>2</sup>

1st floor (hardwood flooring throughout)

Landing 3 m<sup>2</sup>

1st bedroom with window overlooking stream and meadows 11,5 m<sup>2</sup>

2nd bedroom with window overlooking stream and meadows 11,5 m<sup>2</sup>

Washroom tiled with shower cabin, 2 x washbasins and w/c 5,5 m<sup>2</sup>

3rd bedroom with French door and balcony above the porch 21,5 m<sup>2</sup>

4th bedroom with window overlooking the garden 19 m<sup>2</sup>

Loft 9 m<sup>2</sup>

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Basement

Workshop room 27 m<sup>2</sup>

Gymnasium 17 m<sup>2</sup>

Bike room with boiler/heating area 6 m<sup>2</sup>

Large garden storeroom 41 m<sup>2</sup>

Garage (below the high terrace with a separate opening) 44 m<sup>2</sup>

Outside

Garden has a well and a stream one side

Amenities