

House with outbuildings, garage and garden of 2600m .



## INFORMATION

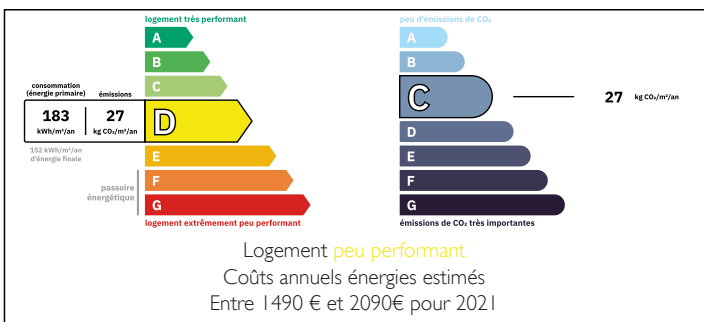
Town:	Hautefort
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	2600 m2



## IN BRIEF

The property is situated in a calm spot in the countryside, in the heart of the nature, not far from Hautefort in the Black Périgord, the property is composed of a house with basement, stone barn of around 100m<sup>2</sup>, hangar of around 90m<sup>2</sup>. Shaded garden of 2600m<sup>2</sup>, fully enclosed.

## 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

The house offers living space of around 95m<sup>2</sup>, composed of a spacious entrance with storage space, fitted kitchen, dining room/living room, hallway leading to 3 bedrooms with storage, bathroom and WC.

Closed garden of 2600m<sup>2</sup>, shaded.  
Stone barn of 100m<sup>2</sup>, currently used as a workshop/storage space but could be transformed into more living space with a private entrance.  
Hangar of 90m<sup>2</sup>, ideal to stock wood, or use for cars.

The roof is in good condition, individual septic tank, double glazing, insulation recently fitted, gas central heating as well as a wood pellet burner.

## LOCAL TAXES

**Taxe foncière: 891 EUR**

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

## NOTES