

## Needs Renovation - Superb Stone House with Panoramic Views - Garden of over 6000m .



## INFORMATION

Town:	Hautefage-la-Tour
Department:	Lot-et-Garonne
Bed:	4
Bath:	1
Floor:	132 m2
Plot Size:	6000 m2

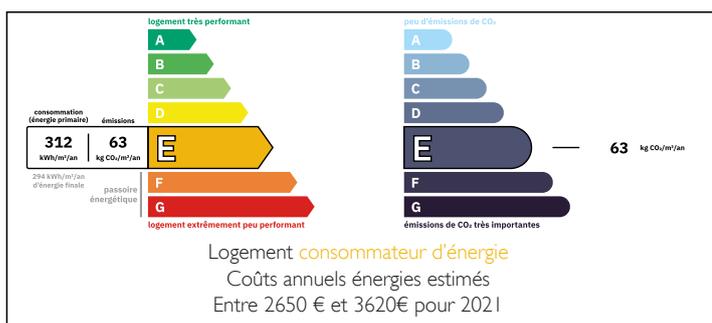
## IN BRIEF

Just 10 minutes from Villeneuve-sur-Lot, discover this charming stone house to be renovated, nestled in a quiet location, far from any disturbances, and offering breathtaking views of the surrounding hillsides. An exceptional property that has retained all its charm and authentic character, ready to reveal its full potential.

Ideal for lovers of old stone and renovation projects, this property offers a privileged living environment. On the ground floor, you will find: An old kitchen with a large open fireplace, the warm heart of the house. Two spacious bedrooms. A functional shower room. A separate WC. A small cosy lounge. A large room with a summer kitchen, perfect for sunny days and entertaining.

Upstairs, the landing leads to two additional bedrooms and a convertible attic, offering possibilities for extension or the creation of additional space. The exterior includes a cellar, a workshop...

## 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

This stone house is divided as follows:

Ground floor

- A 28 m<sup>2</sup> kitchen with a magnificent fireplace
- A 5.4 m<sup>2</sup> bathroom
- A 2.3 m<sup>2</sup> toilet
- A 15.37 m<sup>2</sup> bedroom with a 2.75 m<sup>2</sup> dressing room
- A 14 m<sup>2</sup> study
- A 12.70 m<sup>2</sup> bedroom
- A large 37 m<sup>2</sup> living room with a second kitchen

Upstairs:

- A 24 m<sup>2</sup> landing
- A 12.7 m<sup>2</sup> bedroom
- A 12 m<sup>2</sup> bedroom
- An attic

In the basement there is a 30 m<sup>2</sup> cellar containing the boiler and water heater.

All windows are single glazed.

Heating is provided by a gas boiler with an overhead tank.

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

## LOCAL TAXES

Taxe foncière: 557 EUR

Taxe habitation: EUR

## NOTES