

An ancient 3 bedroom stone cottage with 16th century elements and a meadow.



INFORMATION

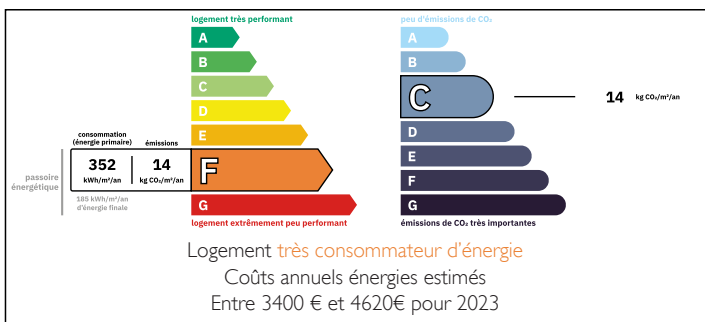
Town:	Hautefort
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	13091 m2



IN BRIEF

A pretty, cottage which may have once been part of larger 16th century property due to its high gable and carved stone interior doorways. The house which is surrounded by its own meadow on two sides, has later additions and is in need of interior refreshing. An easy cosmetic project for those with vision while living on site and approximately 3 ¼ acres of land, enough for a pony.

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 property has elements of 16th century architecture and is on the Cadastra Napoléon of 1812

Downstairs

Entrance hall 3,5 m²

Large kitchen/dining room 34 m²

Washroom with shower washbasin and w/c 3,5 m²

1st bedroom 11 m²

1st floor

Landing 2m²

Sitting room and fireplace with external access to exterior stone steps 27 m²

2nd bedroom 12 m²

Bathroom with washbasin and w/c 5 m²

3rd bedroom 9 m²

Outside

Small free standing outbuilding

Land 13091 m²

Amenities (by car)

Local shops, restaurants and supermarket 6 minutes

Nearest SNCF train station 18 minutes

Nearest airport (Brive) 57 minutes

NOTES

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