

An 18th century village house beautifully restored, with a garden that includes a tiny cottage

EXCLUSIVE



INFORMATION

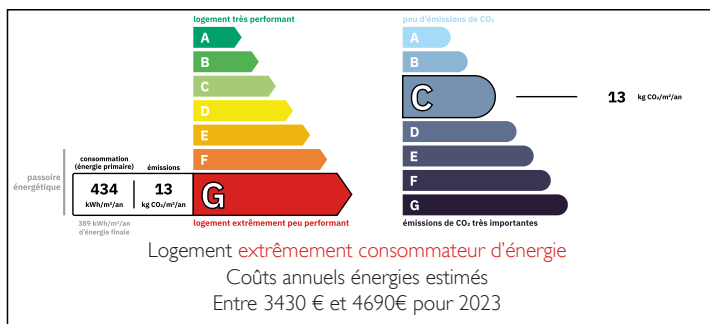
Town:	Hautefort
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	644 m2

IN BRIEF

A pretty 4–5-bedroom village house with period features, beautifully renovated, a pretty garden, covered parking and a tiny cottage that has been exteriorly renovated but needs fitting out inside. The property borders a smaller lane that exits the village and is within easy walking distance of local shops. It is also in close proximity to caves, a lake and a famous fortress that are open to the public.



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

Ground floor

Sitting room with a stone fireplace 21 m²

Kitchen 22 m²

W/c with washbasin 3 m²

Utility room 7 m²

Small sitting room/bedroom 13 m²

First floor

1st bedroom 22 m²

W/c 2 m²

Bathroom with shower, bath and double washbasin 15,5 m²

2nd bedroom 16 m²

2nd floor

3rd bedroom 23 m²

Washroom with shower, washbasin and w/c 5 m²

4th bedroom 15 m²

Office 2,5 m²

Outside

2 x terraces

Garage for 1 car

Piggery

Tiny cottage exteriorly restored and roofed but needs interior decorating, it includes former bread oven

Well

Amenities

Local shops (on foot) 2-3 minutes

Local supermarket (by car) 3 minutes

Nearest SNCF train station (by car) 18 minutes

Nearest airport (by car, Brive) 44 minutes

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

NOTES