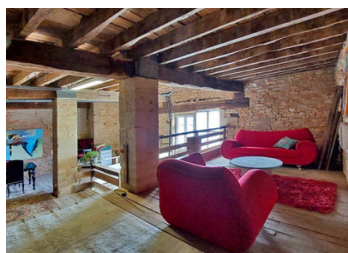
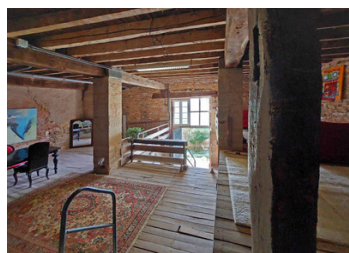


A tall tower like house with a terrace and panoramic views in a historic village with shops and famous castle



ENERGY - DPE

DPE not required.

INFORMATION

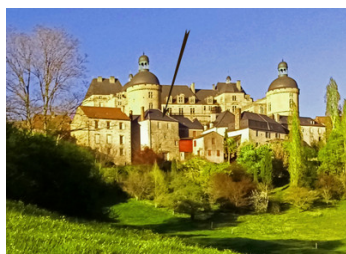
Town:	Hautefort
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	145 m2

IN BRIEF

A rare opportunity to acquire a property that has an ancient village square one side and a terrace and uninterrupted panoramic views the other across hills and valleys. Situated in one of the most famous villages in the Périgord Noir. This property has a recently refurbished slate roof, has exposed stone and wonderful beams, is structurally sound and habitable which would enable one to live on site, but it needs interior updating and refurbishment. Therefore, perfect for those seeking a manageable interior project that can be undertaken piecemeal and ending up with a fantastic residence that is like a house in the country at the rear yet busy village life at the front door.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

Entrance hall 5 m²

W/c (with washbasin connection and washing machine) 1,5 m²

Large room/space (formerly a coach room/garage) with high exposed stone walls 62 m²

Lower 'terrace' floor

Huge room with exposed stone walls and fabulous oak beamed ceiling, rough plank flooring on two levels and a south exit onto a garden terrace and a stunning view 75 m²

1st Floor

Kitchen, with large fireplace (currently blocked) and panoramic view 13,2 m²

Living room with marble fireplace 15,26 m²

1st Bedroom 14 m²

Large bathroom with bath, bidet and w/c 10 m²

2nd Bedroom 10 m²

Attic space

A huge area with scope for further bedrooms with a fabulous roof structure and velux window.

Outside

Terrace with low stone wall parapet and stunning view

Amenities

Several village shops and restaurants at walking distance including doctors and vet

Nearest supermarket 3 minutes by car

Famous castle open to public at walking distance close to Tourtoirac caves and Lascaux caves 35 minutes by car.

Nearest SNCF train station (Thenon) 22 minutes by car

Nearest Airport (Brive) 55 minutes by car

Information about risks to which this property is