

An early/mid 20th century 4 bedroom house with a large garden bordering a stream at the exit of a village



INFORMATION

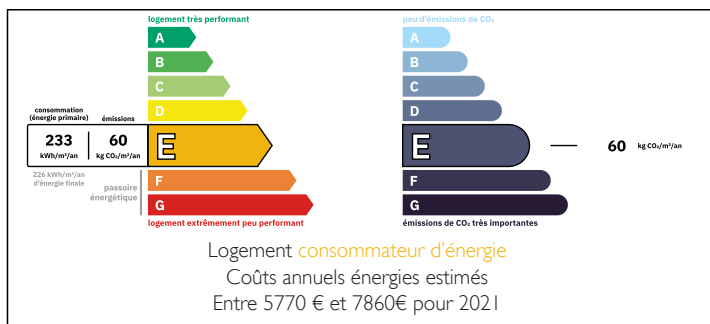
Town:	Hautefort
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	2546 m2

IN BRIEF

A family village house that is situated by a bridge that spans the same stream that borders the garden, and at the exit of an ancient village with shops and a restaurant at walking distance. The property is also about 800 metres from one of the largest and picturesque medieval fortresses in the Périgord as well as a fishing lake. Interestingly, there is a bridge that spans from the pavement to the front door and there is a large high terrace that overlooks the garden behind as well as the stream and fields beyond. The house is well equipped and set out inside but needs decoratively refreshing to personal taste that would so easily transform a village property that already has so much to offer!!



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

House (the house is entered across a bridge from the pavement)

Ground Floor (hardwood flooring throughout except the floor tiling in the sitting room)

Entrance hall 9 m²

Large sitting room with a tiled floor, two French doors opening on to a high terrace and an open stone fireplace 41 m²

Kitchen fully fitted, with a window overlooking the garden and stream 13 m²

Dining room with two windows, fitted cupboards and a fireplace 17 m²

Library with a window overlooking the garden 16 m²
W/c 2 m²

Bathroom with bath and washbasin 5 m²

1st floor (hardwood flooring throughout)

Landing 3 m²

1st bedroom with window overlooking stream and meadows 11,5 m²

2nd bedroom with window overlooking stream and meadows 11,5 m²

Washroom tiled with shower cabin, 2 x washbasins and w/c 5,5 m²

3rd bedroom with French door and balcony above the porch 21,5 m²

4th bedroom with window overlooking the garden 19 m²

Loft 9 m²

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Basement

Workshop room 27 m²

Gymnasium 17 m²

Bike room with boiler/heating area 6 m²

Large garden storeroom 41 m²

Garage (below the high terrace with a separate opening) 44 m²

Outside

Garden has a well and a stream one side

Amenities