

Ref: A35776|T24

Price: 598 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (570 000 EUR without fees)

Superb property with 3 gites, swimming pool and panoramic views over the chateau of Hautefort.



# INFORMATION

Town: Hautefort

Department: Dordogne

Bed: 9

Bath: 5

Floor: 415 m2 Plot Size: 7972 m2





#### IN BRIEF

Large property with 3 independant gites, ideal for commercial activity, calm spot in the countryside near Hautefort with panoramic views.

The property offers around 450m<sup>2</sup> of living space, no work to be done.

The 3 gites are sold fully furnished (electrical goods, decoration, furniture, TV, bedding, etc), this way the gite activity could be started straight away.



The land is fully enclosed and has 2 entrances with gates, one leading to the family home and the other leading to the 3 gites and swimming pool with private parking.

Septic tank up to standards, double glazing, nsulation recently fitted, heated flooring, wood burner and electric heating.

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.

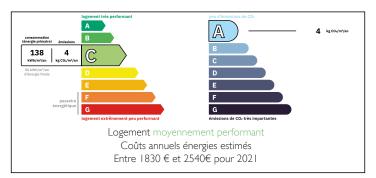








ENERGY - DPE



International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A35776JT24 Price: 598 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (570 000 EUR without fees)





### LOCAL TAXES

Taxe foncière: 2900 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

The main house offers around 230m<sup>2</sup> of living space, liveable on two levels, including two seperate living spaces and a garage of 64m<sup>2</sup>.

Ground floor: a living space of 154m², composed of an entrance leading to a lounge area, dining room of 60m², access to the private terrace (28m²) and superb views with tiled floors.

Kitchen of 21m<sup>2</sup>, fully equipped with breakfast area and access to the terrace.

Hallway leading to 3 bedrooms and storage of  $17m^2$ ,  $13m^2$ , and  $13m^2$ 

Shower room with storage of IIm<sup>2</sup> and two seperate WC.

Garden floor: an area of 100m<sup>2</sup> liveable, composed of an entrance onto a lounge area of 51m<sup>2</sup>, with dining area and fully equipped kitchen.

Two bedrooms of 18m<sup>2</sup> and 14m<sup>2</sup>, access to the garden.

Shower room of 6m<sup>2</sup> with WC.

Covered terrace of 24m<sup>2</sup>.

Direct access to the garage of 64m<sup>2</sup>.

The 3 gites are 3 stars:

Two gites of 54m², composed of an entrance with living area, equipped kitchen, 3 bedrooms, one of which is a small childs room, shower room and WC, covered terrace.

Another gite of 50m<sup>2</sup>, with lounge and fitted kitchen, access to the covered terrace. Two bedrooms with shower room and WC.

Exterior: Large land of 7972m<sup>2</sup> where you will find a swimming pool of 10x5 fully secured.

Garden area/vegetable patch with water tank of 3000 litres, Garden shed.

Carport for 3 vehicles, gravelled courtyard.

-----

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr