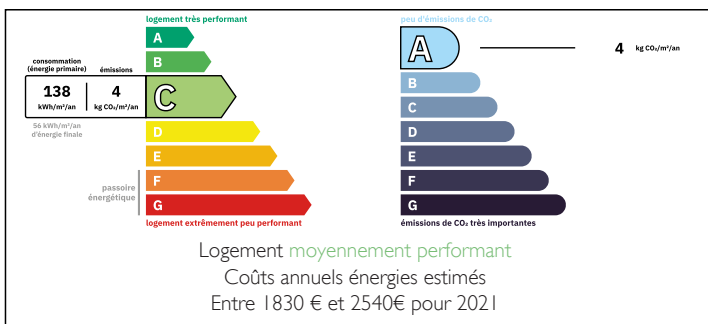


Superb property with 3 gites , swimming pool and panoramic views over the chateau of Hautefort.



ENERGY - DPE



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 450m² 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.

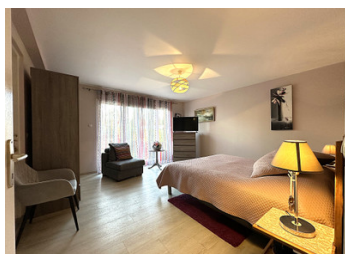
The property is connected to fibre internet.

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.



LOCAL TAXES

Taxe foncière: **2900 EUR**

NOTES

DESCRIPTION

The main house offers around 230m² of living space, liveable on two levels, including two separate living spaces and a garage of 64m².

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 21m², fully equipped with breakfast area and access to the terrace.

Hallway leading to 3 bedrooms and storage of 17m², 13m², and 13m²

Shower room with storage of 11m² and two separate WC.

Garden floor: an area of 100m² liveable, composed of an entrance onto a lounge area of 51m², with dining area and fully equipped kitchen.

Two bedrooms of 18m² and 14m², access to the garden.

Shower room of 6m² with WC.

Covered terrace of 24m².

Direct access to the garage of 64m².

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 child's room, shower room and WC, covered terrace.

Another gite of 50m², with lounge and fitted kitchen, access to the covered terrace. Two bedrooms with shower room and WC.

Exterior: Large land of 7972m² 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>