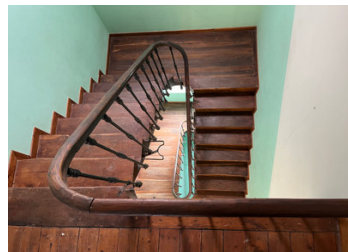


In the Périgord Noir, discover this village house with great potential spread over three floors

EXCLUSIVE



## INFORMATION

Town:	Hautefort
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	180 m <sup>2</sup>
Plot Size:	2490 m <sup>2</sup>

## IN BRIEF

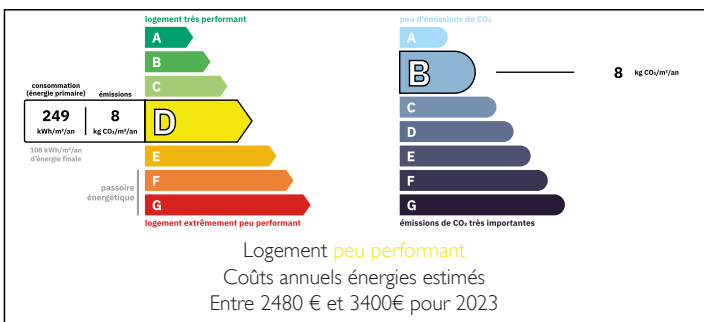
In the heart of the Périgord Noir, in the village of Saint-Agnan (commune of Hautefort), discover this characterful property, formerly the village bakery.

Spread over three levels, it offers on the ground floor a commercial space (with the original bread oven), ideal for a business or conversion into living space, and on the upper floors a bright duplex with stone walls, wooden floors, and a slate roof.

The first floor includes a kitchen, living/dining room, 2 bedrooms and 2 bathrooms; the second floor offers 3 bedrooms, an office, and a bathroom. A large basement and a private, secluded garden complete the property.

Double-glazed windows, shutters in good condition, and a sound roof: only heating and interior works are to be expected.

## 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

In the heart of the Périgord Noir, in the charming village of Saint-Agnan, part of the Hautefort commune, come and discover this historic property. Once the village bakery, well known to both locals and admirers of the Périgord, it has retained its authenticity and today offers great renovation potential.

The house extends over three levels, with a 60 m<sup>2</sup> commercial space on the ground floor and, on the upper levels, a duplex apartment of around 120 m<sup>2</sup>. Stone walls, slate roof and traditional wooden floors will no doubt appeal to lovers of Périgord heritage.

Ground floor:

A hallway leads to two rooms of 36 m<sup>2</sup> and 15 m<sup>2</sup>. The larger one once housed the bakery's workshop, with its traditional bread oven still in place. This space can remain commercial or be converted into living space, depending on your plans.

First floor:

Six rooms including a kitchen, living/dining room, two bathrooms (12 m<sup>2</sup> and 5 m<sup>2</sup>) and two bedrooms (12 m<sup>2</sup> and 14 m<sup>2</sup>). Each room is bright, with double-glazed windows.

Second floor (converted attic):

Three bedrooms (12, 14 and 22 m<sup>2</sup>), an office (8 m<sup>2</sup>) and a bathroom complete the property.

A large basement provides convenient storage, and a private, secluded garden is perfect for enjoying sunny days.

This is a great opportunity for those looking to:

Run a business on the ground floor and live above,

Build a rental investment (commercial, long-term, seasonal, Airbnb),

Or simply reinvent this house as a spacious family

## LOCAL TAXES

Taxe habitation: EUR

## NOTES