

Lovely barn conversion, 4 bed, 2 bath, separate house to renovate, bread oven & outhouse.



## INFORMATION

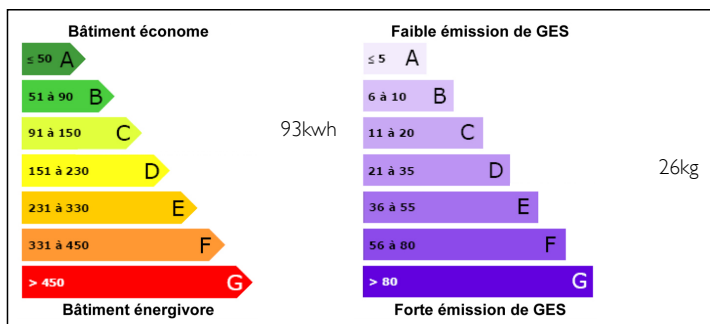
Town:	TEILLOTS
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	6002 m2



## IN BRIEF

The property is situated in a quiet country area only 4 kms from Hautefort in the Perigord Noir which has all amenities. Looking towards the chateau of Hautefort in the distance the house has beautiful views.

## 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

The main house is a barn conversion and work has been done to a very high standard. On the ground floor there is a fully fitted kitchen / dining room area, a large lounge and an office, both with open views of the surrounding countryside.

Upstairs there are 4 bedrooms and 2 bathrooms.

The house is heated with gas central heating. All the windows and doors are double glazed and the house is well insulated throughout.

There is another separate house which could be converted into a gite. The roof has already been replaced and 2 new windows installed but work needs to be done to complete the renovation.

There is a stone bread oven and a stone outhouse attached.

Planning permission has been granted to install an inground swimming pool.

## LOCAL TAXES

**Taxe foncière: 850 EUR**

**Taxe habitation: 700 EUR**

## NOTES