LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 75840JTO24 Price: 689 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR without fees)

Luxury property, stone built with large barn, garage on 22 hectares of land with panoramic views in the heart of the Black Périgord.















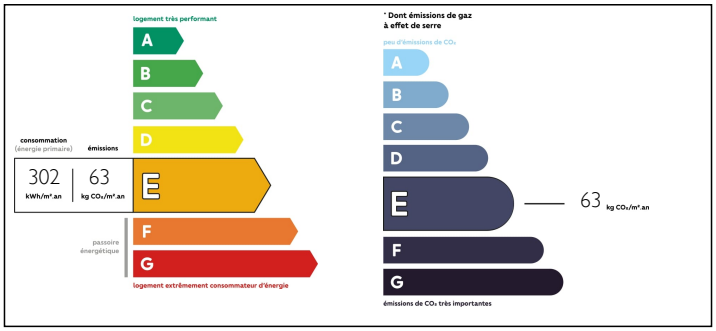
INFORMATION

Town:	Hautefort
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	223347 m2

IN BRIEF

This luxury property has been fully renovated throughout, situated in a quiet hamlet with panoramic views over a well known chateau. Hautefort only 3km with the local supermarket and other amenities.

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.

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LOCAL TAXES

Taxe foncière:	**2861 EUR**

NOTES

DESCRIPTION

House description:
-Entrance into the reception area of 11m² which then leads to a spacious lounge of 104m² with several french windows leading out to the exterior, stone fireplace and original wooden flooring.
-Fitted kitchen and dining room of 35m², tiled floors.
-Second lounge area of 25m² with woodburner.
-WC and washroom of 7m².

First floor:
-Beautiful wooden staircase with iron rail leading to a library and landing of 45m².
-2 large bedrooms with stone fireplaces and wooden floors, 48m² and 32m².
-Bathroom with fitted bathtub, WC, shower, cupboards and tiled floors of 13m².

Second floor:
-Large games room of 70m², could be used as more bedrooms.
-Washroom fully tiled with WC (10m²).
-2 bedrooms of 18m² and 14m².

Basement: Large wine cellar.

Exterior:
-Garage for 3 vehicles and workshop area.
-A very large barn of 450m² on two levels.
-2 seperate entrances.
-22 hectares attached to the property.

Central heating gas and wood fuelled, double glazing throughout and recently fitted roof.

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