

A pretty, 3 bedroom semi-detached house beside a quiet country lane with a large 2 storey workshop and views

EXCLUSIVE



## INFORMATION

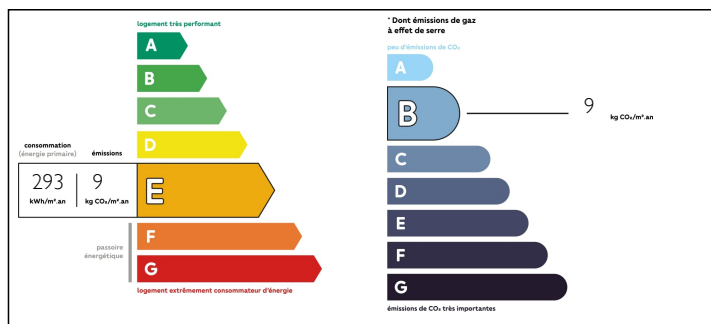
Town:	Hautefort
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	119 m2
Plot Size:	620 m2

## IN BRIEF

Originally the end house of a set of three 18th century cottages it was the only one remodelled in the 19th and 20th centuries to include a larger 1st floor level. The property has a lovely courtyard and rear garden and a large workshop/garage that lies parallel to a quiet country lane in the Hautefort sector. The house has a large sitting room and stone fireplace, and a large open plan kitchen and has been neatly updated throughout. There is a 1st floor terrace with fabulous views. The property is part of a tiny, charming hamlet of period stone houses and perfect for those looking for security and low maintenance in a pretty property with views.

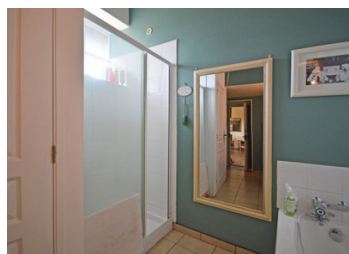


## ENERGY - DPE



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

### Ground floor

Open plan Kitchen/dining room with tiled floor and French windows 35 m<sup>2</sup>

Sitting room with stone fireplace and wood burner, large windows 25 m<sup>2</sup>

Bathroom tiled with washbasin, bath, shower and w/c 9 m<sup>2</sup>

### 1st floor

1st Bedroom with parquet flooring 13 m<sup>2</sup>

Ensuite wash closet with w/c and washbasin 1, 5 m<sup>2</sup>

2nd bedroom with parquet floor 10 m<sup>2</sup>

Landing with fitted cupboard 3 m<sup>2</sup>

3rd bedroom with parquet floor French doors onto terrace 18, 2 m<sup>2</sup>

Ensuite washroom with washbasin w/c and shower 3, 5 m<sup>2</sup>

High terrace with SW views across the countryside 10 m<sup>2</sup>

### Outside

Large workshop building with loft area 54 m<sup>2</sup>

Enclosed south facing courtyard

Rear garden with parking area and lawn

### Amenities

Local supermarket and shops 5 minutes by car

Brive airport 1 hour

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

## NOTES