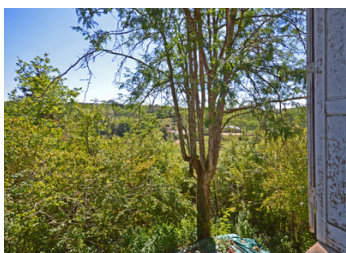


A cottage with a good roof, views across the valley and land to interiorly renovate at the exit of Hautefort



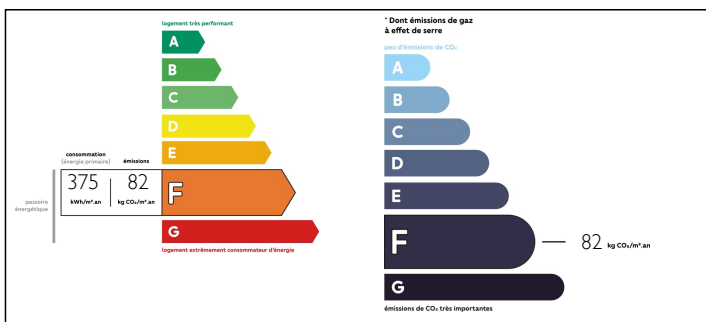
## INFORMATION

Town:	Hautefort
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	4531 m2

## IN BRIEF

A potentially pretty cottage at the exit of one of the most famous and picturesque historic hilltop villages in the northern Périgord noir with its massive castle and ancient buildings, market, restaurants and local shops not to mention stunning views. The cottage has a garage and is on two levels with a south facing terrace that would again give fantastic views across the valley by cutting back some of the overgrown foliage, and over an acre of woodland a meadow. The cottage has been recently re-roofed and has water, electricity and a gas reservoir in place, it also has a washroom and tiled shower cabin for those who wish to camp on site during internal renovations. An affordable property with a good roof and enormous potential at the edge of a fabulous and historic medieval village and amenities a short walk away.

## 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.



## LOCAL TAXES

Taxe foncière: 349 EUR

## NOTES

## DESCRIPTION

Street level northside (2nd floor south side)

Kitchen with south door and steps 12 m<sup>2</sup>

Entrance hall 5,5 m<sup>2</sup>

Washroom with shower and w/c 3 m<sup>2</sup>

Room with south facing window 15,5 m<sup>2</sup>

Room with south facing window 16,5 m<sup>2</sup>

Room with north facing window 15 m<sup>2</sup>

Lower ground floor (south terrace level)

Room 19, 3 m<sup>2</sup>

Room 4 m<sup>2</sup>

Room 9,5 m<sup>2</sup>

Room 16 m<sup>2</sup>

Low attic space approx 28 m<sup>2</sup>

Outside

Large terrace

Gas reservoir

Garage 15 m<sup>2</sup>

4531 m<sup>2</sup> of woodland and meadow

Amenities

Local village shops and restaurants 3-5 minutes walk

Local supermarket 3 minutes by car

Nearest SNCF station 20 minutes by car

Airport (Brive) 45 minutes by car

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