LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36793JT24 Price: 144 970 EUR

agency fees included: 9 % TTC to be paid by the buyer (133 000 EUR without fees)

House with outbuildings, garage and garden of 2600m .















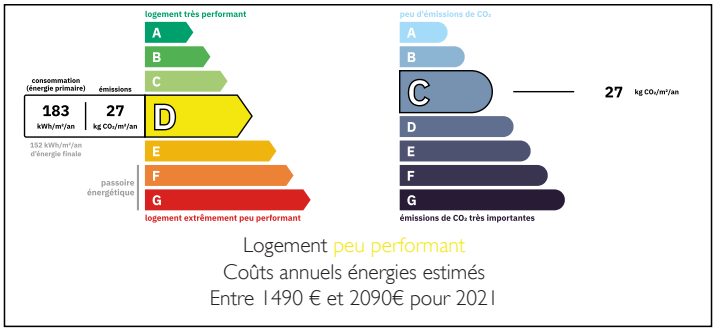
INFORMATION

Town:	Hautefort
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	2600 m2

IN BRIEF

The property is situated in a calm spot in the countryside, in the heart of the nature, not far from Hautefort in the Black Périgord, the property is composed of a house with basement, stone barn of around 100m², hangar of around 90m².
Shaded garden of 2600m², fully enclosed.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1490 € et 2090€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36793JT24 Price: 144 970 EUR

agency fees included: 9 % TTC to be paid by the buyer (133 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**891 EUR**

NOTES

DESCRIPTION

The house offers living space of around 95m², composed of a spacious entrance with storage space, fitted kitchen, dining room/living room, hallway leading to 3 bedrooms with storage, bathroom and WC.

Closed garden of 2600m², shaded.
Stone barn of 100m², currently used as a workshop/storage space but could be transformed into more living space with a private entrance.
Hangar of 90m², ideal to stock wood, or use for cars.

The roof is in good condition, individual spetic tank, double glazing, insulation recently fitted, gas central heating aswell as a wood pellet burner.

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