

Property currently used as gite/B&B, liveable on 900m and 22800m of land near Excideuil.



INFORMATION

Town:	Saint-Médard-d'Excideuil
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	905 m2
Plot Size:	0 m2

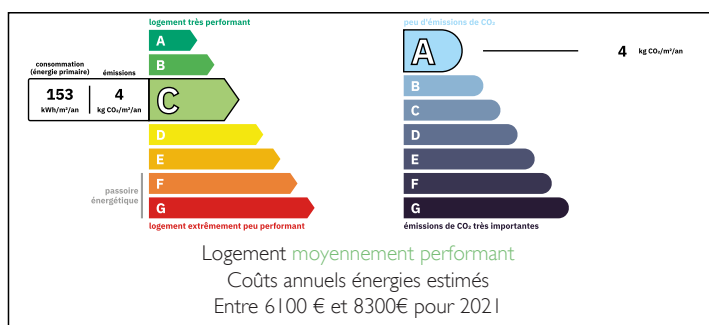
IN BRIEF

Come and discover this beautiful property of around 900m² living space which surrounds the courtyard, there are 35 rooms available on the ground floor, ideal for gites or other. Close to the town of Excideuil with all amenities and the chateau d'Essendieras, a well known golf course which is also a restaurant, spa, bar and used for events such as weddings, etc.

The property sits on 22800m² of shaded land. Currently 4 gites/studios are rented out which brings in a yearly income.

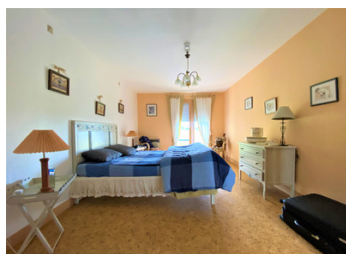
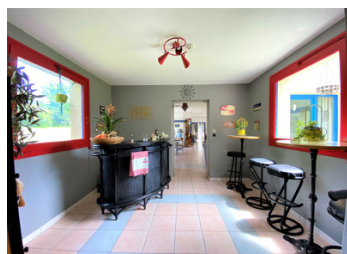


ENERGY - DPE



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 property is composed of 20 bedrooms (with shower room and WC).

Kitchen 36m² with also a second kitchen and pantry. Living area of 85m² with large french sliding doors which open up onto the courtyard of 170m².

An apartment which is fully equipped and private.

Old house of 158m², liveable but in need of work.

Oil central heating in the old property, electric and reversible air con elsewhere throughout the property.

The roof has been partly redone with insulation (520m²).

Garage of 150m² which was built in 2016 with water and electricity with shed of 40m², camping car shelter.

The electricity has been redone (not throughout the property), septic tank up to standards.

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

LOCAL TAXES

Taxe foncière: **4837 EUR**

Taxe habitation: **EUR**

NOTES