

Character manor house, ideal for B&B activity in the middle of the magnificent valleys of the Périgord Vert

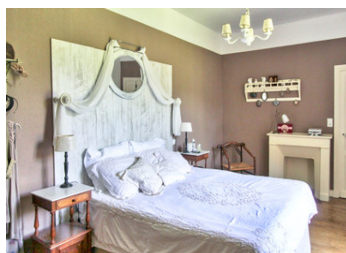


## INFORMATION

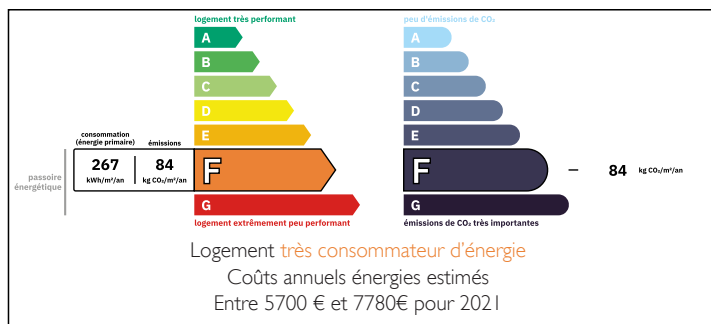
Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	475 m2
Plot Size:	39394 m2

## IN BRIEF

In a central location, this domain has almost 4 hectares of ground consisting of woodland, meadows and a fully enclosed garden. A characterful manoir built around 1900 with 4 bedrooms and 4 bathrooms. Outbuildings that can be used as storage as workshop or transformed.

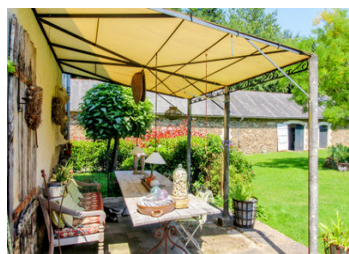


## ENERGY - DPE



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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

A lovely private driveway surrounded by trees gets you to the manoir. Built around 1900 the building has been renovated keeping the original character. Each room has its fireplace and original oak floors.

The manoir has on the ground level a wide and spacious entrance hallway (+/-28m<sup>2</sup>) that gives access to the dining room, the sitting room, the kitchen, office area, basement and downstairs room. The dining room of about 28m<sup>2</sup> has a fireplace, nice oak floor, high ceilings and is interconnected to the living room of about 33m<sup>2</sup> with open fireplace which has a lovely view to the backside garden. The living room has also a separate doorway to the central hallway.

The kitchen of about 23m<sup>2</sup> is fully equipped, has a woodstove and gives access to the back garden and to the tower part.

The office area is about 6m<sup>2</sup> and has an ideal central location in case you want to welcome your B&B guests.

The basement holds the oil tank, central heating system and water pump.

Going to the first floor there is again a spacious hallway that gives access to 4 bedrooms and a toilet. Bedroom 1 of about 18m<sup>2</sup> with ensuite bathroom (+/-3m<sup>2</sup>) with shower and wash bassin

Bedroom 2 of about 25m<sup>2</sup> with ensuite bathroom (+/- 3m<sup>2</sup>) with shower and wash bassin

Bedroom 3 of about 25m<sup>2</sup> with ensuite bathroom (+/-5m<sup>2</sup>) with bath/shower, WC and wash bassin

Bedroom 4 of about 22m<sup>2</sup> with ensuite bathroom (+/-4m<sup>2</sup>) with bath, shower, WC and wash bassin

Seperate...

## LOCAL TAXES

**Taxe foncière: 2320 EUR**

**Taxe habitation: EUR**

## NOTES