

Stone house with 6 B&B's near Sarlat



INFORMATION

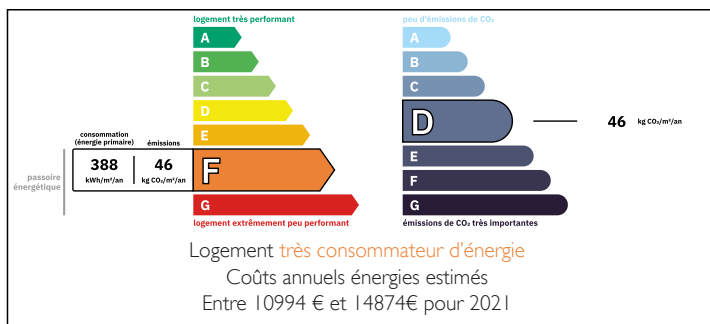
Town:	Les Eyzies
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	319 m2
Plot Size:	38000 m2

IN BRIEF

Character property in a quiet hamlet on 3.8ha, includes a house / gîte and an agricultural building. The house of 315m2 in stone can easily accommodate 15 people and consists of an entree, bar, living room / veranda, a dining room with large open fireplace, mezzanine, a kitchen equipped for a pro with laundry, 2wc and 6 bedrooms with their own bathroom and wc.

The agricultural building (340m2) could be converted into a house or cottage (building zone). Nice mature garden with a well, a fenced swimming pool and a petanque. All this nested in the countryside but close to tourist sites and also between the Dordogne valley and that of the Vézère. Don't miss it!

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

Dwelling house of +/- 315m2, 12 rooms, 6 bedrooms, 5 bathrooms.

Pool : 10x5

Agricultural building: 340m2 on the ground

Well

Land of 3.8ha.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES