

A characterful, period townhouse, already run as a short-let business with a large garden and stunning views.

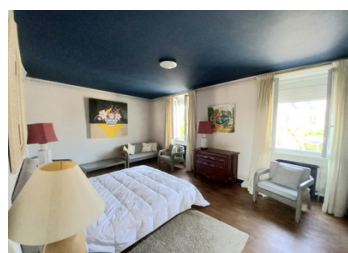


## INFORMATION

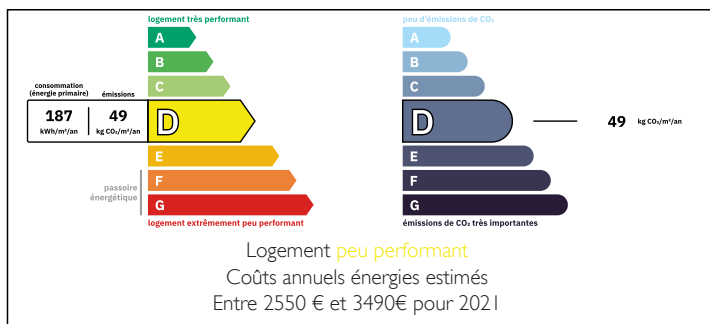
Town:	La Bachellerie
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	165 m2
Plot Size:	980 m2

## IN BRIEF

A charming stone, village house of 165m2, which was built in 1828 and still has the original bread oven. It has 4 bedrooms, one on the ground floor, a large open plan kitchen/diner, a sitting room, a family bathroom upstairs and a separate toilet downstairs. There is a laundry room, fuel central heating, mains drainage, and parquet floors. The large garden (980m2) is enclosed and not overlooked. It can be accessed by 2 gates at the side of the property and has a garage. The house also offers a large cellar of 45m2. The property is currently let for holidays and has earned 240€ a night. Could be sold furnished as a ready to go business.



## 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

This period property used to be the village Boulangerie and still has the original bread oven. It offers 165m<sup>2</sup> of habitable space and was built in 1828. The property has been rented as a holiday home at a price of 240€ per night in peak season. This means it is up and ready to go as a business . It has many charming features such as parquet floors, and is built in a Perigordian style with a pitched roof, colombage to the rear and a fabulous shady terrace(31m<sup>2</sup>), created by vines grown over it. The back of the property is curved to accommodate the bread oven. There are 4 bedrooms, one on the ground floor (13m<sup>2</sup>). Also on the ground floor is a lovely airy kitchen (27m<sup>2</sup>) with an original oven, a sitting room (16m<sup>2</sup>), a dining room (32m<sup>2</sup>) where the bread oven is located, a laundry room (5.6m<sup>2</sup>), and a wc(2m<sup>2</sup>). There is a door off the kitchen to a second terrace of 41m<sup>2</sup>. Upstairs you find a further 3 bedrooms, one of 21.5m<sup>2</sup>, one of 10m<sup>2</sup> and one of 17m<sup>2</sup>. There is a family bathroom (6.1m<sup>2</sup>) featuring period tiling, with a shower over the bath, plus a sink and toilet. There is a second separate wc (1.5m<sup>2</sup>) upstairs too. The property has both a cave or cellar (45m<sup>2</sup>) and a loft (15m<sup>2</sup>), so there is plenty of storage. Another bonus is 3 built in wardrobes in the bedrooms downstairs and upstairs and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES