

**EXCEPTIONAL DOMAIN: 17TH CENTURY MANOR AND TOURIST RESIDENCES ON LAND, ORCHARDS, VINEYARDS.**



## INFORMATION

Town:	Le Buisson-de-Cadouin
Department:	Dordogne
Bed:	55
Bath:	50
Floor:	3000 m2
Plot Size:	972093 m2

## IN BRIEF

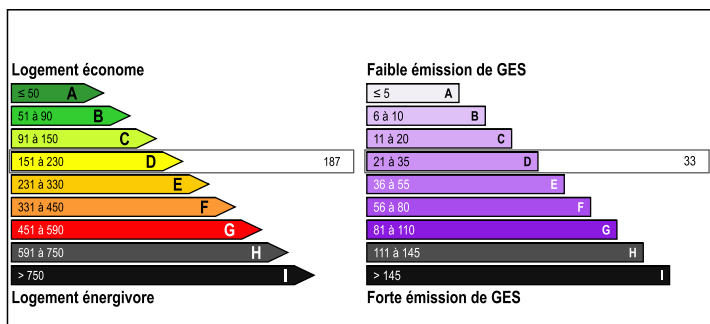
In the heart of the Périgord Noir valleys, 1.5km from a listed village, 5km from a small town with shops and services

It includes 5 sites spread over the plot, located a few hundred meters from each other. 2 of them are for tourism, 2 others are for agriculture and wine production and one site could be renovated to allow additional tourist or residential activity.

FILE ON REQUEST WITH LETTER OF CONFIDENTIALITY



## 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 estate includes a 17th century mansion with suites and guest rooms, and tourist residences spread over the 3 dedicated sites. In total, the whole represents 30 lodgings and 8 rooms/suites for approximately 3000 m2 and 170 beds. The estate also has a reception/catering room and professional kitchen, swimming pool, tennis court and pétanque court.

The mansion, all the gîtes, the reception room and the professional kitchen are sold equipped and furnished.

DPE: results not representative (consumption underestimated due to the non-occupation of the property during the winter period)

The site is listed on the inventory of picturesque sites.

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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