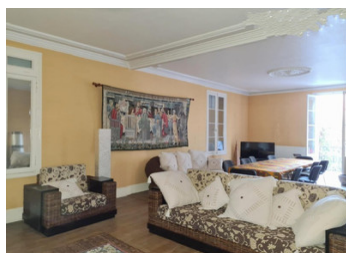
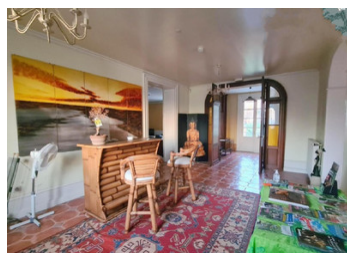


**UNDER OFFER - Set of 3 houses with reception room and swimming pool - Nice business to take over**



## INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	15
Bath:	11
Floor:	750 m2
Plot Size:	8000 m2



## IN BRIEF

Beautiful set of houses with business to be taken over.

If you're planning a bed & breakfast or gîte business, seminars, family reunions, weddings, .... this is the place for you!

Located on a major tourist route and close to lively towns all year round, this 730 m<sup>2</sup> property will delight you.

It features a reception room of over 130 m<sup>2</sup> with a large adjoining kitchen and bar, a terrace and a swimming pool, all set in 7,957 m<sup>2</sup> of enclosed wooded grounds.

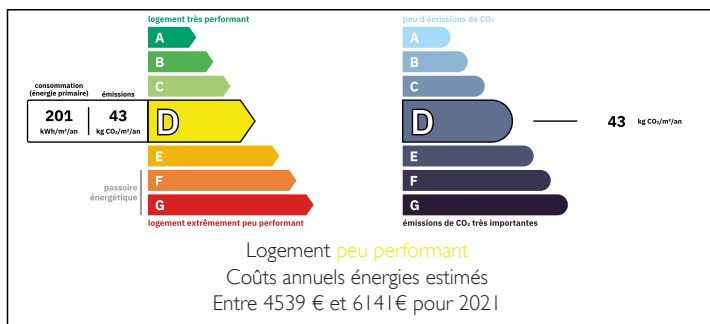
The character guest house is around 400 m<sup>2</sup> and comprises 2 apartments and 6 chambres d'hôtes.

A second building, used as a gîte, has 2 bedrooms, a kitchen and a shower room with toilet.

A third building with 4 bedrooms, shower rooms, wellness areas, kitchen and living room can accommodate a variety of projects.

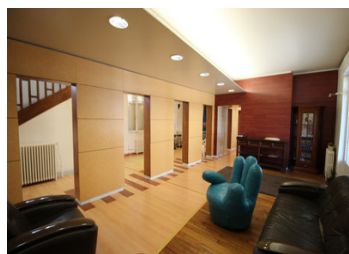
Individual sanitation with 3 pits - Gas...

## 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

Business to take over - Set of gîtes and chambres d'hôtes with very good visibility.

For a project involving rooms and gîtes, seminars, family reunions, weddings, ...

Large reception room of over 130m<sup>2</sup> with spacious adjoining kitchen and bar, terrace and chlorine swimming pool (12 x 6m) and beautiful enclosed wooded grounds of 7,957 m<sup>2</sup>.

The character guest house (400m<sup>2</sup>) includes a reception hall, living room (51m<sup>2</sup>), kitchen, big dining room, 2 apartments, 6 guest rooms with en suite shower rooms and WCs, garage and boiler room/workshop.

A independante house (53m<sup>2</sup>) comprises a living room, kitchen, separate toilet, shower room and 2 bedrooms.

A third building, with 4 bedrooms, shower rooms, wellness areas, kitchen and living room, can accommodate a variety of projects.

Individual sanitation with 3 pits - Gas and electric heating.

High tourist or professional potential.

Lalinde : 3 km  
Bergerac : 19 km  
Sarat : 50 km  
Beaumont : 10 km

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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 foncière: 6400 EUR

Taxe habitation: EUR

## NOTES