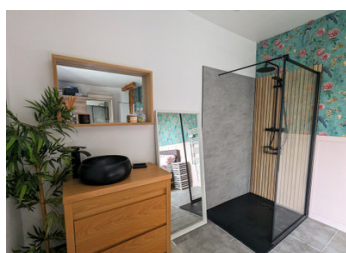
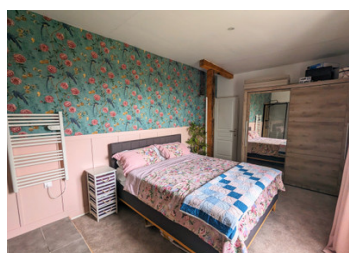
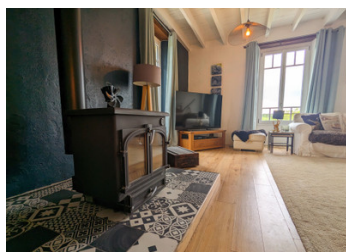
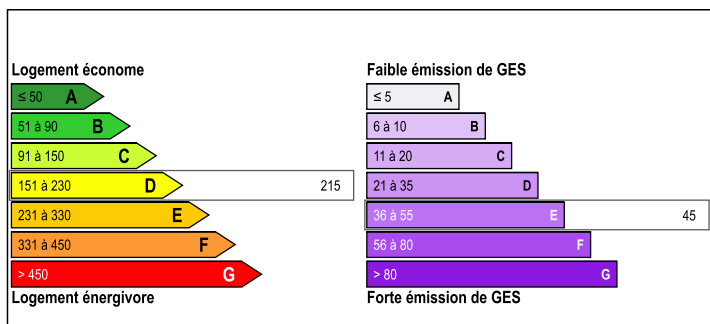


SALE AGREED

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Saint-Pierre-de-Frugie
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	465 m2
Plot Size:	22714 m2

## IN BRIEF

SALE AGREED

This beautiful house, situated close to St-Pierre-de-Frugie is currently split into 4 rental properties and a large bright, modern owner's apartment, making it the perfect prospect for those seeking an accommodation business.

A four-bed Maison de Maître, 3-bed courtyard house, and two smaller gites each for 2x adults and up to 2x children give a total capacity of 23 guests. The land with the property is ideal for its purpose, giving children the space to run and play. The 5x11m heated pool is inviting and refreshing at any time of year. A communal restaurant space with professional kitchen gives the option to provide catering. The owners' apartment on the first floor features a large, open plan space with zones for the lounge, office, dining area, and kitchen. A corridor from the lounge leads to 3 double bedrooms...

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.



## LOCAL TAXES

**Taxe foncière: 2471 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### SALE AGREED

This beautiful house, situated close to St-Pierre-de Frugie is currently split into 4 rental properties and a large, bright, modern owner's apartment, making it the perfect prospect for those seeking an accommodation business.

A four-bed Maison de Maître, 3-bed courtyard house, and two smaller gites each for 2x adults and up to 2x children give a total capacity of 23 guests. The land with the property is ideal for its purpose, giving children the space to run and play, while the 5x11m heated pool is inviting and refreshing at any time of year. A communal restaurant space with professional kitchen gives the option to provide catering. The owners' apartment on the first floor features a large, open plan space with zones for the lounge, office, dining area, and kitchen. A corridor from the lounge leads to 3 double bedrooms all with their own wash facilities. If you're seeking a high-quality property for a rental business, not to mention a beautiful home, this property is a "must-see".

Use this link to see all photos (not available on some platforms):

### OWNERS' APARTMENT

Accessed via its own private garden, climb the stairs to a raised, covered terrace of 27m<sup>2</sup> with outdoor kitchen giving great views over the rear of the property. From here enter the main open plan living area, spacious and bright with high ceilings and plenty of room for multiple zoned areas.

Kitchen (4,3m x 3,5m : 15,2m<sup>2</sup>)

To the right of the entrance, an attractive modern kitchen...