

Périgourdine, plastered stone, approx. 580m2; converted into 11 gîtes: 7 on 2 levels and 4 on 3 levels.



INFORMATION

Town:	Limeuil
Department:	Dordogne
Bed:	21
Bath:	21
Floor:	580 m2
Plot Size:	15000 m2



IN BRIEF

This site comprises a large Périgord-style, rendered stone dwelling of around 580m2.

It has been converted into 11 gîtes, 7 on 2 levels and 4 on 3 levels.

The gîtes are sold furnished.

Oil-fired heating, single-glazed wood joinery, refurbishment to be carried out.

Details of the 11 flats:

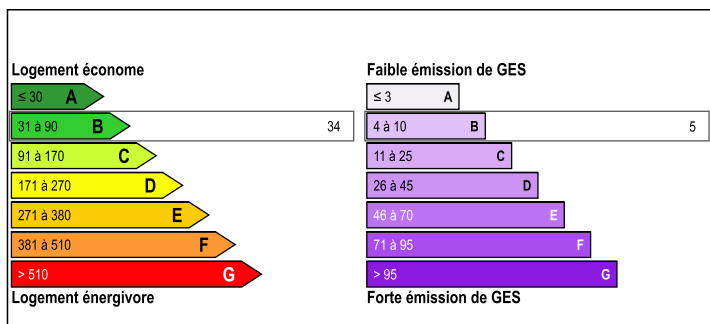
7 are on 2 levels: 45m2, 54m2, 54m2, 49m2, 60m2, 42m2 and 44m2

4 are on 3 levels: 77m2, 39m2, 56m2 and 56m2

A total of 21 bedrooms sleeping 44. Also 18 extra beds.

Outbuilding: a shed, open on 1 side, approx. 60m2 (wooden structure, tiled roof, concrete floor).

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

This tourist residence is ideally located in the Dordogne valley, next to a listed village.

The seasonal rental activity ceased in 2020. This could easily be taken up again: all that is required is some refurbishment work.

The property's privileged geographical location will ensure it is highly profitable.

ECD: results not representative (consumption underestimated due to the property not being occupied during the winter period).

It is possible to acquire more land to make a property of more than approximately 11.5 ha in a single block, made up of land and young poplar groves.

This agricultural area can be added to the sale depending on the buyer's plans.

Land: approx. 4.7 ha, of good quality (valley land)

Poplar groves: approx. 6.4 ha, 2 to 4 years old.

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