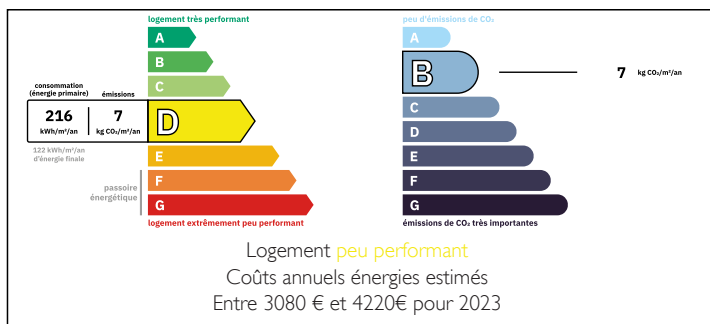


Beautiful mansion with B&B and 5 gîtes in countryside



ENERGY - DPE



INFORMATION

Town:	Souillac
Department:	Lot
Bed:	13
Bath:	9
Floor:	535 m2
Plot Size:	8576 m2

IN BRIEF

This beautiful property is nestled in the hills around the Souillac. The maison de maitre currently offers 3 to 4 guest rooms and currently 1 private suite.

It has been meticulously renovated to offer a separate living areas for you and your guests, including a dining room, a beautiful living room with fireplace and a large, fully-equipped kitchen.

Overlooking the courtyard, on the ground floor of an imposing stone building, you'll find two large, comfortable studios, perfectly equipped and carefully decorated.

On the pool side, 3 large gîtes on two floors each, with a large living room / open kitchen, private terrace and upstairs, two bedrooms. Once again, very comfortable, well-equipped and carefully decorated.

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

More details:

The property comprises two large buildings:

*** La maison de Maître (approx. 200 m² on 2 floors): main house comprising, on the ground floor, an entrance hall, dining room, bedroom with ensuite shower room, living room with wood-burning stove, large fitted kitchen, storeroom; on the second floor: 4 en suite bedrooms, laundry room; an attic suitable for conversion over the entire floor area.

*** A large stone building converted into 5 gites; they are sold furnished and equipped, with all the accessories and materials required to enable your customers to put down their suitcases.

LOCAL TAXES

Taxe habitation: EUR

NOTES

- GITE 1, courtyard side on garden level: furnished studio (approx. 46 m²) comprising living room with fully-equipped kitchen area, sleeping area, shower room-WC, storage room, terrace.

- GITE 2, courtyard side on garden level: furnished studio (approx. 46 m²) including living room with fitted kitchen area, sleeping area, shower room-WC, storage room, terrace

- garage / workshop approx. 42 m²

- GITE 3, pool side, garden level: sleeps 4, large furnished gite with living room and fitted kitchen area (approx. 50 m²), storage room; upstairs (35 m²) 2 bedrooms, shower room, separate WC; terrace.

- GITE 4, pool side, garden level: sleeps 4, large furnished gite with living room and fitted kitchen area (approx. 45 m²), storage room; upstairs (approx. 31 m²), 2 bedrooms, shower room, separate WC; terrace.

- GITE 5, pool side, garden level: for 5 people, large furnished gite with living room and fitted kitchen