

Exceptional! Formerly top-of-the-range B&B with swimming pool, saunas, spas, 24 acres. Magnificent views.



## INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	6
Bath:	6
Floor:	462 m2
Plot Size:	108212 m2

## IN BRIEF

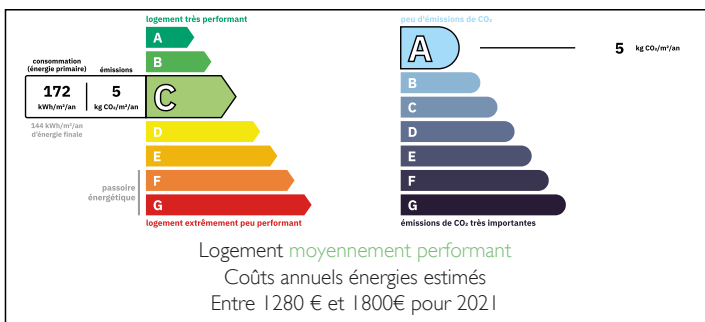
In a sumptuous setting, covering more than 10 hectares, this exceptional property was formerly used as a high-end bed and breakfast and consists of two large, fully equipped residential houses, an annexe converted into a beautiful 35m<sup>2</sup> bedroom (with garage, boiler room and terrace), a bakery and a large shed.

The rooms are spacious and bright. The commanding view of the surrounding countryside is exceptional, whether you are in the swimming pool, on the terraces, in the garden, in the veranda or in the bedrooms...

For lovers of authentic quality of life, exceptional guesthouse projects and large families.



## 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 entrance to the main house leads into a spacious and bright 70m<sup>2</sup> living room equipped with a large fireplace insert and a magnificent solid wood kitchen, with direct access to an 18m<sup>2</sup> veranda and remarkable views. Also on the ground floor is a 10m<sup>2</sup> pantry, a 12m<sup>2</sup> office and a laundry room with a sink. On the first floor, there is a magnificent 90m<sup>2</sup> master suite with bathroom (shower and 2-seater spa bath), dressing room and toilet.

The living room is heated either by a lift-up fireplace insert, underfloor heating or reversible air conditioning. The master suite is heated by reversible air conditioning and the bathroom by an electric towel radiator. The other two rooms in the house are heated by a radiator connected to the wood-fired central heating system.

On the garden level, there is a large 100 m<sup>2</sup> cellar used as a workshop.

Individual sanitation. Fibre optic connection. Smoke detectors. Slate roof.

The second building has three floors: formerly used as high-end guest rooms, it is a unique residence with four suites equipped with spas and individual terraces.

On the garden level - pool level: a 24m<sup>2</sup> common area with direct access to the pool, featuring a bar and pool table, a laundry room with hot water tanks, and four areas connected to each bedroom, two of which are equipped with two-person spas and two with six-person spas.

On the upper level: the 4 suites (from 50m<sup>2</sup> to 70m<sup>2</sup>) with 4 bathrooms and separate toilets.

Each...

## LOCAL TAXES

Taxe foncière: 3700 EUR

Taxe habitation: EUR

## NOTES