

UNDER OFFER - Magnificent guest house, fully equipped, ready to start up again. Private jacuzzis.



INFORMATION

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



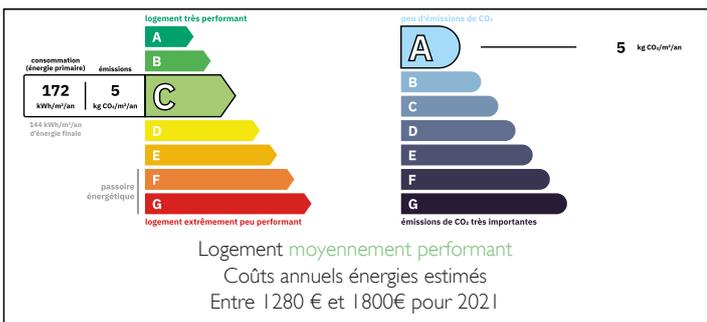
IN BRIEF

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 35m² 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

Character property with 5 spacious, charming suites with private jacuzzi/sauna, operated as guest rooms until May 2024. Average annual turnover excluding VAT: €120k over the last 5 years (French clientele only). Significant additional potential with foreign clientele (via Booking, Airbnb). Visitors all year round, even in winter. Customer reviews: Google 4.9/5, TripAdvisor 5/5 The property is sold fully furnished - ready to move into as a family home or to operate from day one as part of a tourism, relaxation and wellness project.

The entrance to the main house leads into a spacious and bright 70m² living room equipped with a large fireplace insert and a magnificent solid wood kitchen, with direct access to an 18m² veranda and remarkable views. Also on the ground floor is a 10m² pantry, a 12m² office and a laundry room with a sink. On the first floor, there is a magnificent 90m² 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 m² 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...

LOCAL TAXES

Taxe foncière: **3700 EUR**

Taxe habitation: **EUR**

NOTES