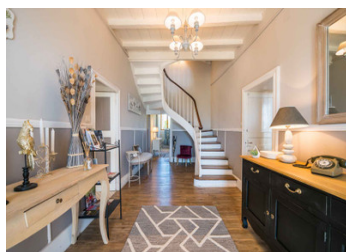


Dordogne Former 18th-century wine estate offering bed and breakfast accommodation/gîtes between Bergerac and B



INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	13
Bath:	9
Floor:	590 m2
Plot Size:	15624 m2



IN BRIEF

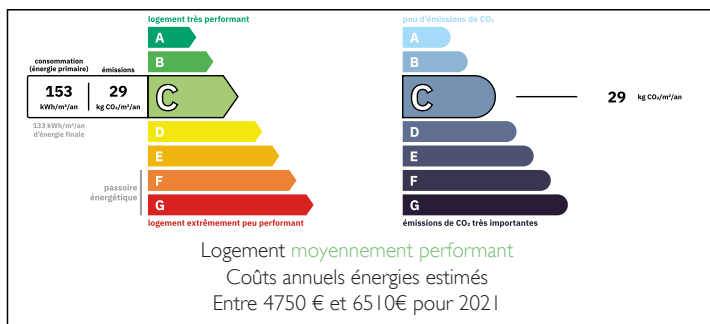
Dordogne - Villefranche de Lonchat - 18th-century residence comprising:

- Main house on 3 levels comprising:
- On the garden level: 1 semi-professional kitchen, 1 pantry, 1 boiler room, 1 entrance hall, 1 living/dining room, 1 dining room, 1 lounge, 1 WC, 2 suites including 1 PNR.
- On the first floor: 1 suite, 4 bedrooms and 1 bathroom.
- On the second floor: 3 suites
- 1 reception room, 1 wellness area, 1 swimming pool and 1.5 hectares of grounds

The advantages of this property:

- Old-world charm
- Immediate resumption of activity possible
- Sold furnished and equipped
- Strong commercial potential
- Sanitation up to standard
- 6 suites, 4 bedrooms and 2 independent gîtes

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

Between Bergerac and Bordeaux, between the Périgord Blanc and the Périgord Pourpre

- 20 minutes from Saint Emilion
- 1 hour from Bordeaux and Bergerac airports
- 1 hour 30 minutes from Arcachon
- 50 minutes from Bergerac and 1 hour from Périgueux
- 13 minutes from the Grand St. Emilionnais Golf Course

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