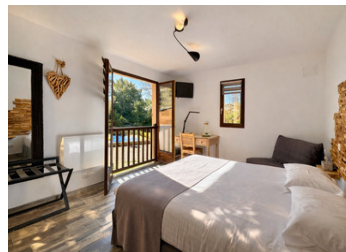


Superb Hotel, Restaurant, Bar and Manor house in the popular village of Carsac, near Sarlat Dordogne.



INFORMATION

Town:	Carsac-Aillac
Department:	Dordogne
Bed:	23
Bath:	22
Floor:	742 m2
Plot Size:	21828 m2



IN BRIEF

Just five minutes from the medieval jewel of Sarlat-la-Canéda, in the charming village of Carsac at the heart of the Dordogne's most coveted setting, this exceptional estate presents a rare lifestyle and investment opportunity

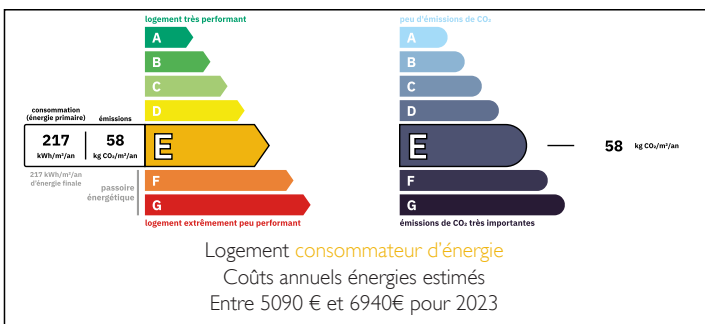
Recently refurbished to an exacting standard, the 544m² hotel offers 18 elegant en-suite bedrooms overlooking landscaped gardens, heated pool and sun terraces.

The restaurant accommodates 60 guests indoors and 40 on the covered terrace, complemented by a stylish bar, lounge and fully equipped professional kitchen.

A heated 14 x 7m swimming pool enhances the guest experience.

In addition, a refined 200m² five-bedroom Manor House dating from 1860, with generous reception

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.

additional...



DESCRIPTION

This magnificent stone property, set within 26,614m² of level landscaped gardens, offers 743m² of refined living space in one of the Dordogne's most sought-after locations. The property is being sold furnished with modern, quality furnishing throughout.

The property includes a fully refurbished, contemporary 18-bedroom hotel with 544m² of living space.

Each bedroom is generously proportioned, bright and elegantly appointed, with private en-suite facilities and direct access to the terrace and gardens.

The hotel features a professional, kitchen with dedicated cold storage, a spacious dining room seating 60 guests, and a further 40 covers on the terrace overlooking the heated 14 x 7m swimming pool and sun terrace.

A stylish bar and lounge complete the guest areas. The restaurant and bar benefits from a transferable Category 4 licence (subject to regulations), enhancing its commercial appeal.

Direct access to the popular Voie Verte cycle path between Sarlat-la-Canéda and Souillac provides additional business potential from passing cyclists and walkers.

The estate is complemented by a 200m² five bedroom Manor House dating from 1860.

The ground floor includes a laundry/boiler room and extensive cellar space.

The first floor offers a reception room, spacious living room with wood burning stove, dining kitchen and a self-contained studio with kitchen, bedroom and bathroom.

The second floor comprises four further bedrooms, two bathrooms and study space, while the attic offers conversion potential.

The grounds are tranquil and private, with mature trees, lawns and a stream providing natural irrigation.

LOCAL TAXES

Taxe foncière: 5703 EUR

Taxe habitation: EUR

NOTES