

House with a cottage and guest rooms, swimming pool and tobacco drying shed to convert



INFORMATION

Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	318 m2
Plot Size:	10000 m2

IN BRIEF

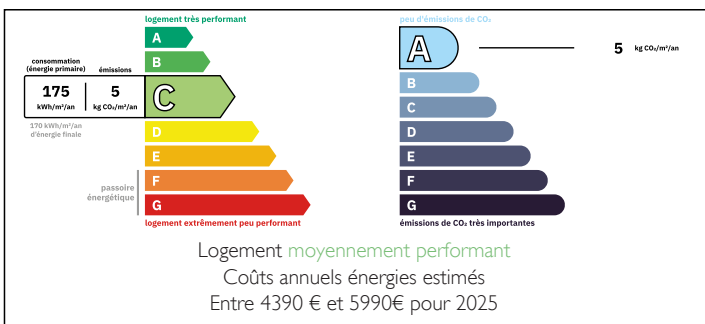
Typical house of the Périgord region, operated as a bed and breakfast and holiday cottage. This beautiful property represents a rare opportunity to take over and has been established for many years.

Authentic with its stone and old beams, requiring no work and ready to use, it offers a turnkey activity that is profitable and well-known, with a loyal clientele and potential for growth.

In terms of tourist accommodation, there are four comfortable rooms with private bathrooms, a one-bedroom gîte, and a large tobacco drying shed that can be converted into living space, completing this offer to seize. A fifth en-suite room on the ground floor is reserved for the owner.

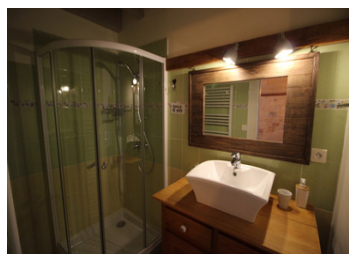
Outside, you will find a spacious parking area, a flowered and wooded garden, a truffle orchard, a new enclosed pool, well-exposed terraces, a

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

This magnificent property in Périgord perfectly illustrates the combination of heritage charm and economic potential. Operated for many years as a bed and breakfast, it presents itself as a turnkey business, profitable and ready to continue its development.

The main house, approximately 280 m², consists of:
On the ground floor:

A dining room (34.30 m²), a living room with pellet stove (16.60 m²), a fitted kitchen (26.40 m²), a hallway (5.60 m²), a separate toilet (1.30 m²), a bedroom with en-suite bathroom (shower-toilet-sink) with dressing room (25 m²), and a boiler room (9 m²).

On the first floor:

A first bedroom with 2 separate sleeping areas (35 m²) and en-suite (separate toilet-shower-double sink), a second bedroom with en-suite (separate toilet-shower-sink) with sitting area (31 m²), a third bedroom with en-suite (separate toilet-shower-sink) with sitting area (29 m²), a fourth bedroom with en-suite (separate toilet-shower-sink) with sitting area (33 m²) and a night hall (15.30 m²).

The 42 m² cottage includes a bedroom (10 m²), a living room (14 m²), a bathroom (6 m²) with separate toilet, shower, and sink, and a fully equipped kitchen (12 m²).

The outbuildings consist of a carport for two cars, a storage building (36 m²), and a large tobacco drying shed serving as a game room and storage (100 m² on the ground).

Permission has been received to convert it into a dwelling, and it has its own separate entrance.

Outside, a spacious and flowered parking area makes it easy...

LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES