

Elegant home with 4 independent rentals, mature garden, direct access to the river. Touristic village location



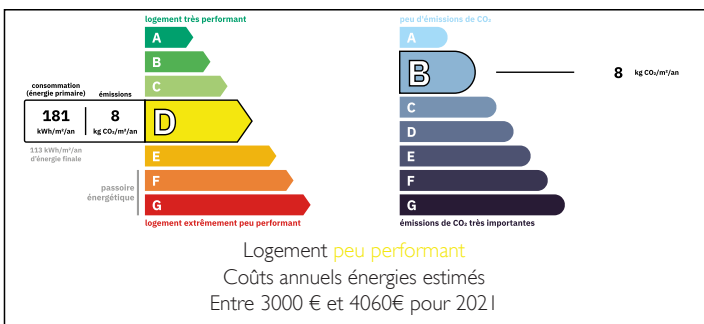
INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	7
Bath:	7
Floor:	264 m ²
Plot Size:	2677 m ²

IN BRIEF

Spacious and versatile family home with 3 independent guest suites and a self-contained gîte, currently operating as a successful rental business. The property has a 2 star classification from the Dordogne Tourist Board. The layout offers excellent flexibility for those seeking a large family residence, income-generating accommodation, or a combination of both. Set within mature gardens with direct access to the river, the property enjoys a peaceful location on the edge of a popular tourist village in the heart of the Parc Naturel Régional Périgord-Limousin. Within walking distance, the village offers a bar-restaurant, bakery, local shop, doctor and school, while numerous walking trails, leisure lakes and outdoor activities can be enjoyed throughout the surrounding countryside. Supermarkets and additional amenities are just a short drive away, and Limoges Airport can be reached in under an hour. There are...

ENERGY - DPE



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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

Currently operating as a chambre d'hôtes with four exterior suites/studio each with an independent entrance, the property offers the rare advantage of allowing the hospitality business to function entirely separately from the owners' accommodation, with no need for guests to access the main house. The flexible layout can also provide a spacious five-bedroom family home, all with en-suite bathrooms, while retaining two independent studios for guests, extended family or income generation. Built at the start of the 1800s, this property is truly beautiful and eye-catching, it retains so much character with elegant fireplaces, beam features, authentic wood flooring and charming blue shutters. The property benefits from recent double glazed windows and doors, wood burners and electric radiators. The property is connected to fibre and has a septic tank.

LOCAL TAXES

Taxe foncière: 1255 EUR

MAIN HOUSE

GROUND FLOOR:

LIVING ROOM 35.43m² wood burner, exposed stone walls, beams.

DINING ROOM 35.52m² fireplace with wood pellet burner, door to front aspect.

KITCHEN 16.27m² cottage style kitchen with tiled floor and window to side aspect.

SEPARATE WC

FIRST FLOOR:

LANDING (access into a suite bedroom)

BEDROOM 1 - 27.21m² wood flooring, large windows, double doors with Juliet balcony to front aspect.

- EN-SUITE 6.81m² stand alone bath, shower, WC, hand basin, window to rear aspect.

BEDROOM 2 - 12.87m² ornate fireplace, wood flooring, window to front aspect.

- EN-SUITE 5.85m² shower, WC and hand basin.

LAUNDRY ROOM 5.35m²

SECOND FLOOR:

BEDROOM 3 - 16.56m² dormer window to front

NOTES