

Real estate complex allowing to have a bed and breakfast or gites activity swimming pool with land



INFORMATION

Town:	Sourzac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	385 m2
Plot Size:	2968 m2

IN BRIEF

Near Sourzac, close to shops, train station and A89, come discover this property complex including a restaurant with its professional kitchen, cold rooms with storage pantry, cellar... A large dining room with fireplace and its living room and modern sanitary facilities. Ideal for hosting seminars, guest rooms (with light meals), a terrace that can accommodate other tables.

Surface of 275m2.

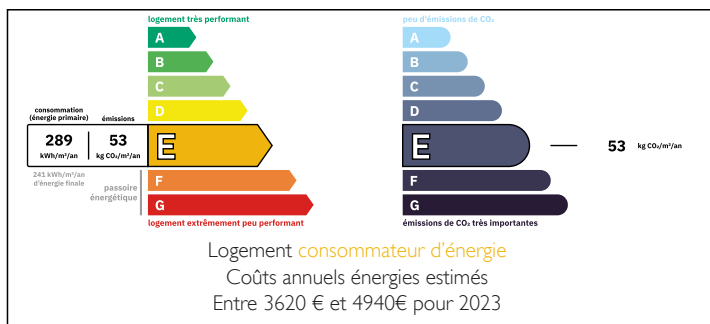
A tastefully renovated independent adjoining apartment of 124m2 completes this ensemble comprising:

A large living room with wood stove, 3 bedrooms, an office, an upstairs room with walk-in shower. I separate toilet.

Private garden of 80m2, courtyard with terrace of 130m2 and backyard of 220m2.

A private 10x5 salt pool with its 350m2 garden, Numerous storage areas including garden sheds, outbuildings, 2 garages, workshop.

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.



LOCAL TAXES

Taxe foncière: 1927 EUR

NOTES

DESCRIPTION

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Two houses to be completely renovated offer the future buyer (s) the possibility of creating a spacious cottage.

1/ apartment of 61m2 with kitchen, living room, bathroom and a bedroom with its private terrace and garden area and an outbuilding of 50m2.

2/ A small two-room house offers the possibility of an additional bed and breakfast.

2 large car parks available to customers.

Gas tank heating and air conditioning by heat pump, 2 parking spaces .

Surface of the land of 2968m2.

Close to Bergerac and its international airport, A89, SNCF station.

40 minutes from Périgueux, 40 minutes from St Emilion and 1 hour from Bordeaux .

Perfect place to welcome a new French and Anglo-Saxon clientele.

Information about risks to which this property is exposed is available on the Géorisques website :...