

Beautiful 3 bedroom property with 2 gites and a large pond in 1,9 hectares of woodland



INFORMATION

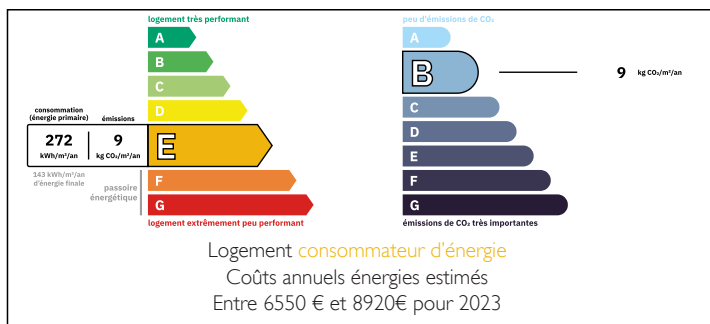
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	353 m2
Plot Size:	19000 m2

IN BRIEF

A rare opportunity to acquire a beautiful rural property set in 1.9 hectares of picturesque countryside near Mareuil-en-Périgord. The estate comprises a 3-bedroom main house, two independent gîtes, and a large pond, offering an idyllic lifestyle and an established tourism business. Ideally located close to Brantôme, Périgueux, and Angoulême, with excellent transport links including the TGV to Paris and airports at Bergerac, Limoges, and Bordeaux. With proven rental income from a successful bed and breakfast and gîte business, this property is perfect for those seeking a change of lifestyle with immediate earning potential.

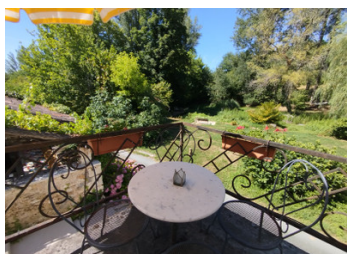


ENERGY - DPE



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

Beautiful rural 3-bedroom property with 2 gîtes and a large pond and 1,9 hectares of land

Set within 1.9 hectares (approximately 4.7 acres) of beautiful countryside, this charming rural property offers a wonderful opportunity to enjoy the peaceful French lifestyle while benefiting from an established tourism business. The main house features 3 bedrooms, and the property also includes two fully independent gîtes and a beautiful pond creating an idyllic setting for guests seeking relaxation, nature, and outdoor activities.

The property is located in the Mareuil-en-Périgord area, a delightful village with all necessary amenities including a bakery, pharmacy, shops, restaurants, bars, and a school.

Perfectly situated for exploring the Dordogne and surrounding regions, it is within easy reach of Brantôme, Périgueux, and Angoulême, where the high-speed TGV provides direct connections to Paris. International travel is convenient with airports at Bergerac, Limoges, and Bordeaux.

The area is renowned for its stunning countryside, rivers, and outdoor activities, with beautiful waterways nearby that are ideal for kayaking and other leisure pursuits.

This is an excellent business opportunity for anyone looking for a lifestyle change and a property with immediate income potential. The current owners have successfully operated the property as a bed and breakfast with two gîtes for many years, demonstrating proven profitability and strong rental demand.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 3228 EUR

Taxe habitation: 318 EUR

NOTES