



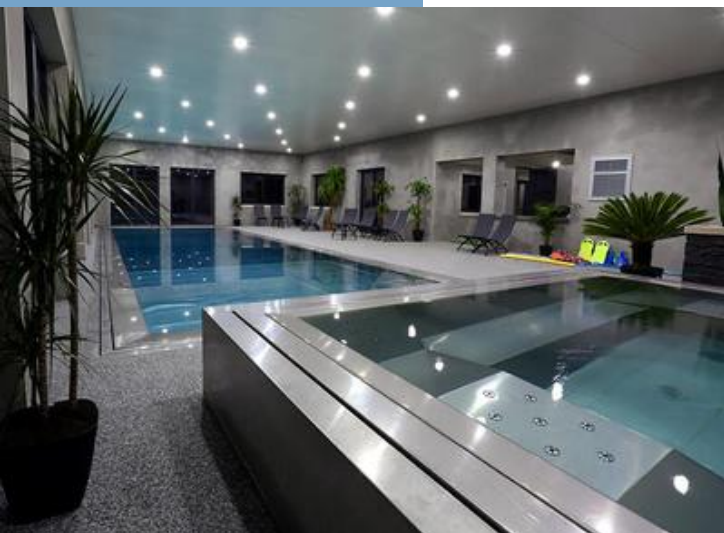
EXCEPTIONAL HOLIDAY VILLAGE WITH 15 GITES  
, BAR/RESTAURANTS, AND AQUATIC AREA ON  
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## DESCRIPTION

The holiday village is situated in a very well known historique village in the Black Périgord, picturesque views onto the château only a 1km away. The property sits on 30 hectares of land, with 4 lakes, an ideal spot for tourists to come out and enjoy the Dordogne countryside.

All amenities only 1km, Bergerac and Limoges airport around 1h30 with international, daily flights.



PROPERTY FACT FILE	
REFERENCE	71279JTO24
PRICE	€ 2,940,000 £ 2,616,541* <small>*agency fees included: 5 % TTC to be paid by the buyer (2 800 000 EUR hors honoraires)</small>
BEDROOM	0
BATHROOM	0
ACCOMMODATION	0 m <sup>2</sup>
LAND	297336 m <sup>2</sup>
TOWN	EXCIDEUIL
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	Fishing Lake, Gite Complex, Holiday Home
CONDITION	..
FEATURES	Business potential, Double glazing, Guest house / gite
<small>*Price based on current exchange rate which is subject to change</small>	



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The Holiday Village is composed of:

- 2 gites for 4/6 people, and 3 gites for 8/12 people. All gites are fully equipped, and also have each a private terrace area (some looking onto the château).
- A restaurant/bar/games room of 280m<sup>2</sup> (stone built) with large outside marquee, great for summer evening events.
- Outside aquatic area with beautiful curved swimming pool, large solarium terrace on two levels with outside shower and WC.
- Superb inside aquatic area with swimming pool, jacuzzi, gym, (project for sauna and steam room), shower with handicap access.
- A stone built family home of 130m<sup>2</sup> composed of: Kitchen, lounge/dining room, 3 bedrooms, office area, garage, cellar, basement, large outside terrace.

ACTIVITIES INCLUDE:

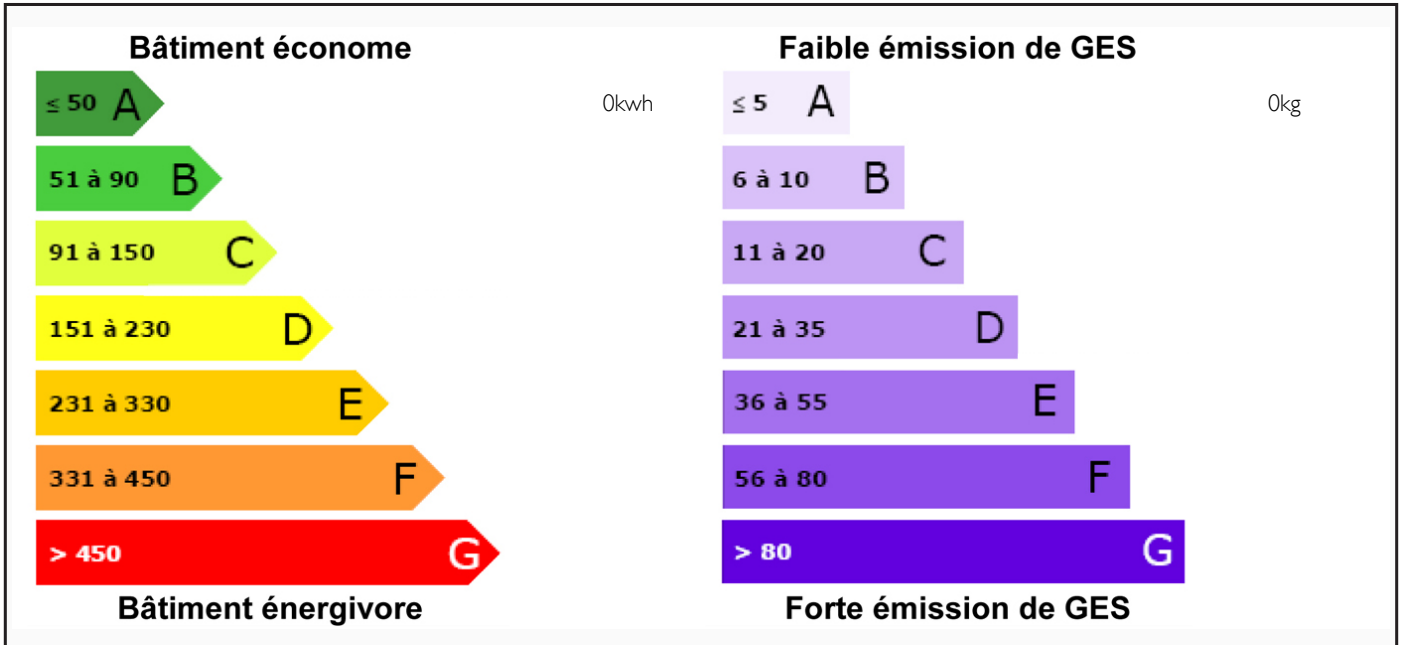
- Outside play area.
- 4 lakes great for fishing.
- Animal park.
- Gathering for the hot air balloons.
- Fitness trail.
- Possibility to go on a quad bike ride in the forest.

This well known holiday village is warm and welcoming with a wide choice of activities for the holiday makers, there is a possibility of adding more Gites onto 2-3 hectares of land.



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## ENERGY-DPE



## IMPORTANT-NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT-DETAILS

UK Freephone: 08700115151  
Telephone: +33 553 608 488  
FAX: +33 553 566 257  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)