



PRESTIGIOUS 14TH CENTURY RESIDENCE
TASTEFULLY RENOVATED: 3 SPACIOUS
APARTMENTS AND 3 COMMERCIAL PREMISES.

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PREM...



PROPERTY FACT FILE

REFERENCE	A32885PRD19
PRICE	€ 603,750 £ 499,664* *agency fees included: 5 % TTC to be paid by the buyer (575 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	249 m ²
LAND	0 m ²
TOWN	Beaulieu-sur-Dordogne
DEPARTMENT	Correze
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, High speed internet, Water on site

*Price based on current exchange rate which is subject to change

- Protected historic district
- Meticulous renovation, quality equipment
- All amenities nearby
- Immediate rental yield - Ideal for gîtes
- FYI 'One of the Most Beautiful Villages in France'

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In the historic district of Beaulieu-sur-Dordogne, magnificent renovated and preserved residence comprising 3 large charming apartments, 3 commercial premises, a separate bedroom with bathroom and a garage. For lovers of remarkable and magical places!

DESRIPTIF

A beautiful period spiral staircase leads to the first flat on the 1st floor: Sumptuous 65m² living room with stone fireplace, wood panelling, beams and solid wood parquet flooring. Fitted kitchen and dining room of 30m² with open fireplace. Bedroom of 23m² and remarkable bathroom of 20m² with bath, stained glass and inglenook fireplace. The heating system is oil central heating - boiler installed in 2017 (two open fireplaces are also available).

The staircase then takes us to a half level where we enter a 14m² bedroom with bathroom and wc (electric heating).

On the second floor, we find the second flat with a large living room/bedroom (34m²), a fitted kitchen (13m²) and a bathroom (10m²) with wc (electric heating).

On the same level is the 3rd flat with a 30m² living room/kitchen, a 15m² bedroom and an 8m² bathroom with wc (fitted kitchen, electric heating).

On the third floor, there is a large attic that could be converted.

The ground floor comprises the 3 commercial premises (38m², 18m² and 11m²), the garage (entrance width: 2 metres, surface area 25m²) and a large adjoining room used as a workshop and storage area (27m²).

The property is equipped with a motion detector alarm and cameras. Sewage system: mains drainage.

Beaulieu-Sur-Dordogne, designated 'One of the Most Beautiful Villages in France', is crossed by the River Dordogne and offers picturesque neighbourhoods and all amenities.

Brive and its airport are 40km away, Tulle 38km and Argentat 24km.



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32885PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

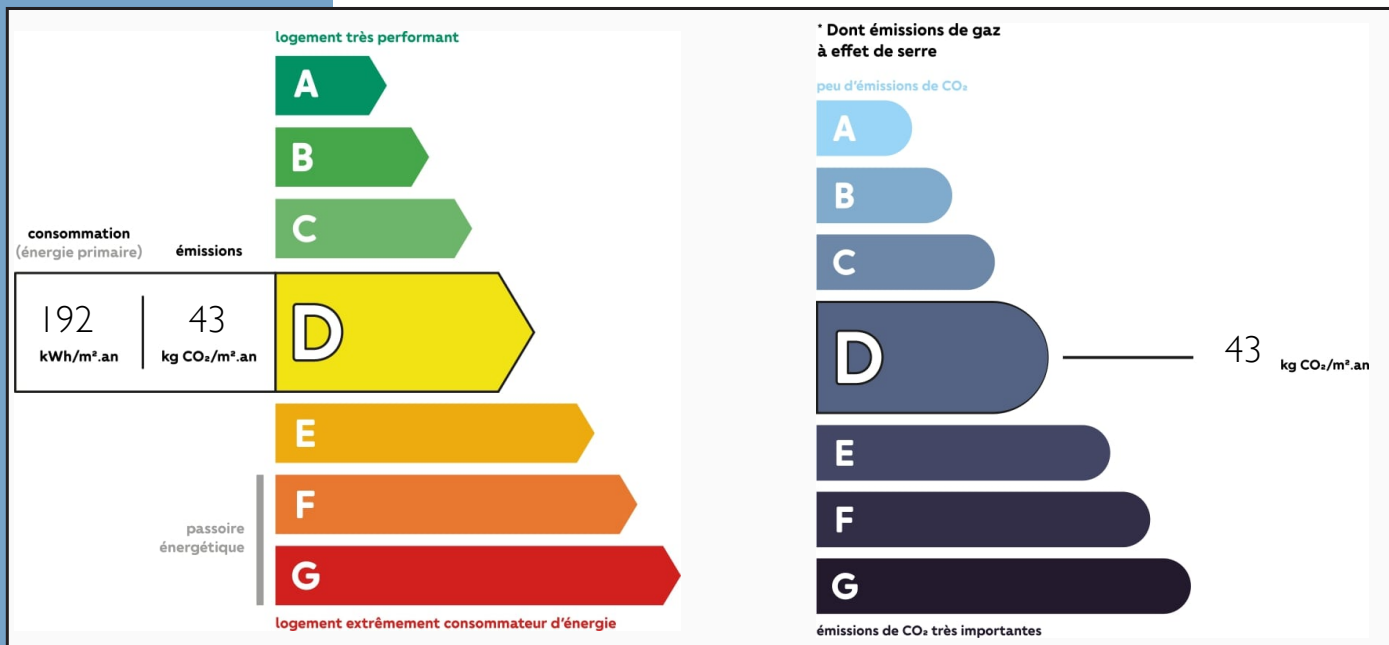
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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

Réf :A32885PRD19
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AND PHOTOS
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