



## OUTSTANDING PROPERTY, AN IDEAL RETREAT - BED AND BREAKFAST AND THREE GÎTES

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RETREAT - BED AND  
BREAKFAST AND THREE  
GÎTES...



## PROPERTY FACT FILE

REFERENCE	A34098JES87
PRICE	€ 849,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (800 944 EUR hors honoraires)
BEDROOM	10
BATHROOM	8
ACCOMMODATION	328 m <sup>2</sup>
LAND	33911 m <sup>2</sup>
TOWN	Châlus
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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





- No close neighbours
- Three hectares of prairies
- Solar panels
- Heated saltwater swimming pool
- Sauna

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Located in the heart of the Perigord Limousin National Park and close to the chateau where Richard the Lionheart was mortally wounded in 1199. This property makes an ideal tourist retreat with no neighbouring properties in sight.

## DESCRIPTION

Accessed by a private driveway, the buildings surround the central courtyard. The main building of approximately 328m<sup>2</sup> has two entrances, one for the owners accomodation and the other for guests of the bed and breakfast. There is a large open plan kitchen, dining and sitting room with a log burner and oak flooring. A staircase leads to the owners bedroom and ensuite bathroom and a dressing room (or second bedroom). There is also a useful laundry room on this side. A central dining room with beautiful parquet flooring links the owners side with the guest side. This leads through to the bed and breakfast which has a reception room, a lounge and a WC on the ground level. The stairs lead to three bedrooms each with their ensuite bathrooms. The first of the gîtes is 111m<sup>2</sup> and consists of a bathroom, kitchen and living room on the ground floor, and three bedrooms and a bathroom on the first floor.

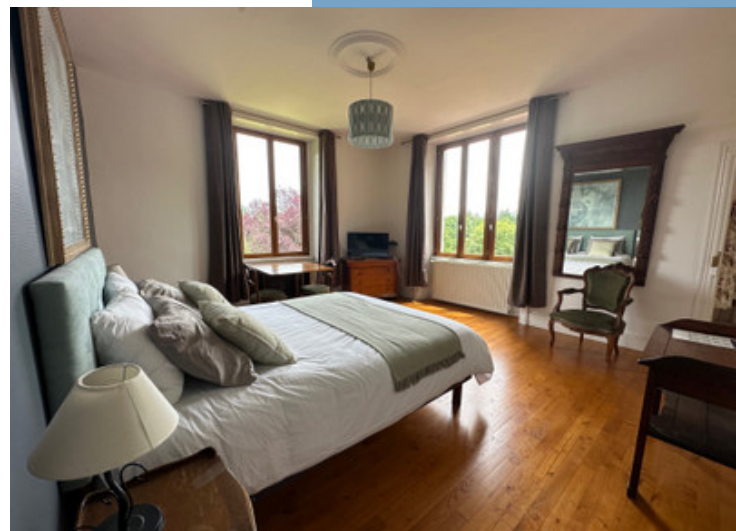
The second gîte of 55m<sup>2</sup> consists of a living room, kitchen and bathroom on the ground floor and two bedrooms on the first floor. The third gîte of 63m<sup>2</sup> consists of a kitchen and living room on the ground floor, and a bedroom with shower room on the first floor. The three hectares of land surround the property with a small pond. The property also has a large barn (approx 300m<sup>2</sup>), a heated saltwater swimming pool and sauna.

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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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More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A34098JES87>

COMPLETE FILE AND PHOTO ON REQUEST



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

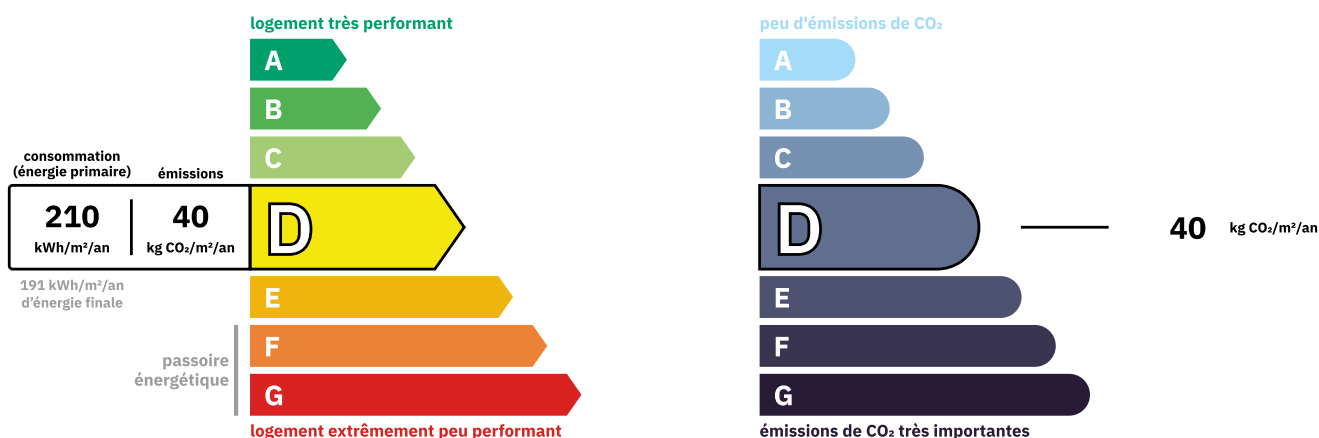
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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 6990 € and 9510€ for 2023

## NOTICE

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## CONTACT

Réf : A34098JES87  
FILE COMPLETE  
AND PHOTOS  
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