

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

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PROPERTY FACT FILE

REFERENCE	A34098JES87
PRICE	€ 750,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (707 548 EUR hors honoraires)
BEDROOM	10
BATHROOM	8
ACCOMMODATION	328 m²
LAND	33911 m²
TOWN	Châlus
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- 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 328m2 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 111m2 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 55m2 consists of a living room, kitchen and bathroom on the ground floor and two bedrooms on the first floor.
The third gîte of 63m2 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 300m2), a heated saltwater swimming pool and sauna.

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

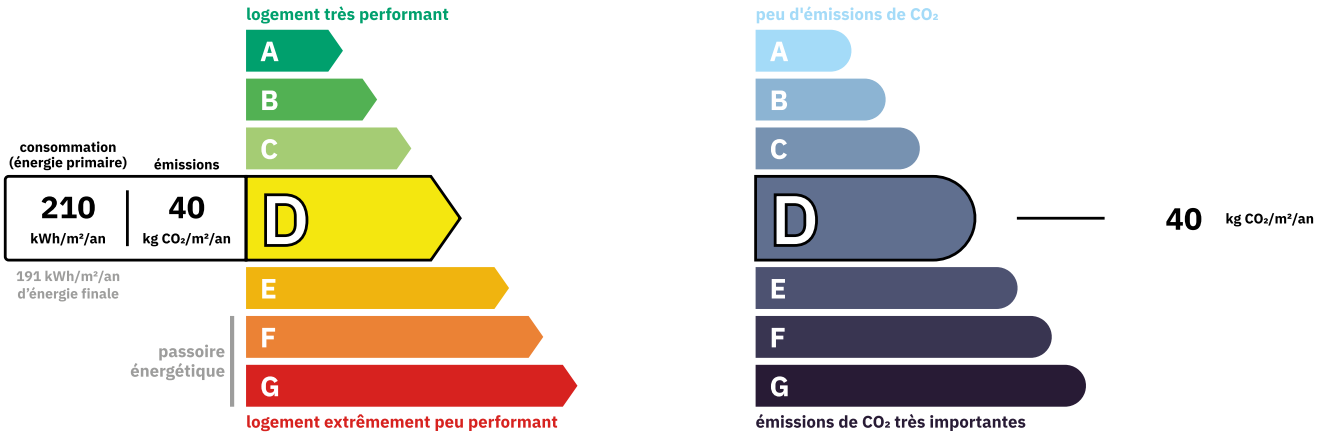
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ENERGIE-DPE



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

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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