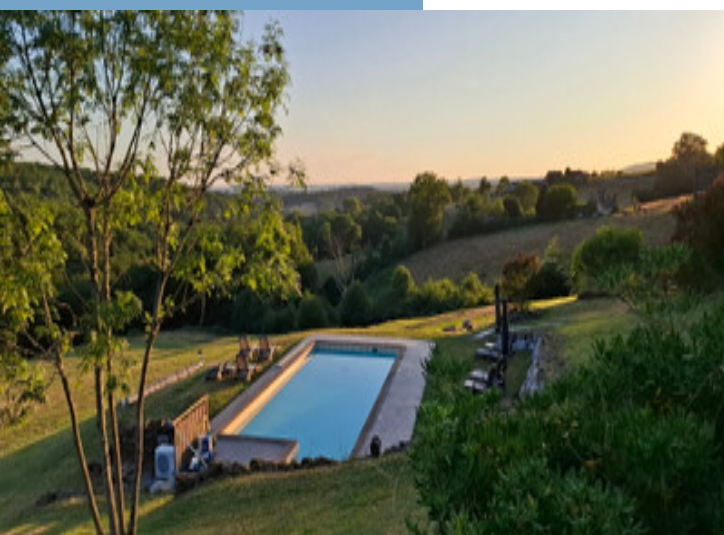
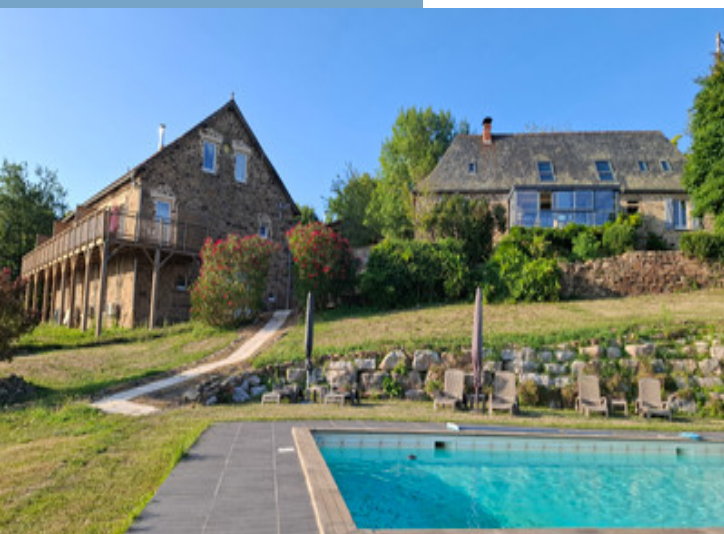




EXCEPTIONAL! FORMERLY TOP-OF-THE-RANGE
B&B WITH SWIMMING POOL, SAUNAS, SPAS, 24
ACRES. MAGNIFICENT VIEWS.

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TOP-OF-THE-RANGE B&B
WITH SWIMMING POOL,
SAUNAS, SPAS, 24 ACRES.
MAGNIFICENT ...



PROPERTY FACT FILE	
REFERENCE	A38106PRD19
PRICE	€ 766,500 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	6
ACCOMMODATION	462 m ²
LAND	108212 m ²
TOWN	Beaulieu-sur-Dordogne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 6 bedrooms, 6 bathrooms, 5 spas and 4 saunas
- 4 terraces, 1 veranda, 2 mini bars, 1 pool table
- Dominant with magnificent views, south-facing
- Large car park, garage, shed, well and bakehouse
- Remarkable natural and historical environment

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In a sumptuous setting, covering more than 10 hectares, this exceptional property was formerly used as a high-end bed and breakfast and consists of two large, fully equipped residential houses, an annexe converted into a beautiful 35m² bedroom (with garage, boiler room and terrace), a bakery and a large shed.

DESCRIPTIF

The entrance to the main house leads into a spacious and bright 70m² living room equipped with a large fireplace insert and a magnificent solid wood kitchen, with direct access to an 18m² veranda and remarkable views. Also on the ground floor is a 10m² pantry, a 12m² office and a laundry room with a sink. On the first floor, there is a magnificent 90m² master suite with bathroom (shower and 2-seater spa bath), dressing room and toilet.

The living room is heated either by a lift-up fireplace insert, underfloor heating or reversible air conditioning. The master suite is heated by reversible air conditioning and the bathroom by an electric towel radiator. The other two rooms in the house are heated by a radiator connected to the wood-fired central heating system.

On the garden level, there is a large 100 m² cellar used as a workshop. Individual sanitation. Fibre optic connection. Smoke detectors. Slate roof.

The second building has three floors: formerly used as high-end guest rooms, it is a unique residence with four suites equipped with spas and individual terraces.

On the garden level - pool level: a 24m² common area with direct access to the pool, featuring a bar and pool table, a laundry room with hot water tanks, and four areas connected to each bedroom, two of which are equipped with two-person spas and two with six-person spas.

On the upper level: the 4 suites (from 50m² to 70m²) with 4 bathrooms and separate toilets.

Each suite has direct access to a terrace



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38106PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

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

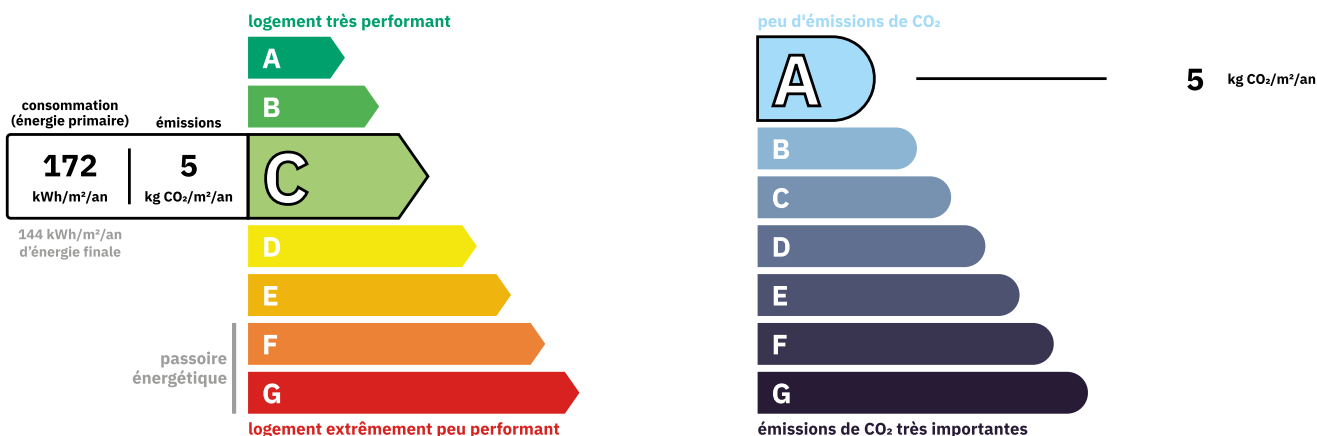
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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 1280 € and 1800€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A38106PRD19
FILE COMPLETE
AND PHOTOS
ON REQUEST

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