



A MANOR HOUSE, 4 GROUP HOLIDAY  
COTTAGES, 5 OUTBUILDINGS, A RESTAURANT, A  
SWIMMING POOL, 17 ACRES, FRESH AIR!

A MANOR HOUSE, 4  
GROUP HOLIDAY  
COTTAGES, 5  
OUTBUILDINGS, A  
RESTAURANT, A  
SWIMMING POOL, 17  
ACRES, FR...



PROPERTY FACT FILE	
REFERENCE	A45312PRD19
PRICE	€ 1,160,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 100 000 EUR hors honoraires)
BEDROOM	33
BATHROOM	10
ACCOMMODATION	800 m <sup>2</sup>
LAND	77022 m <sup>2</sup>
TOWN	Argentat-sur-Dordogne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Other Drainage
*Price based on current exchange rate which is subject to change	



- A fully operational tourist complex
- Substantial business growth, loyal customer base
- An exceptional place to live and work
- Immediate start and support
- Accessible to people with reduced mobility (PRM)

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AGRES, FR  
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Ideally situated in a peaceful, natural setting, come and visit this exceptional, fully-equipped tourist complex: a beautifully renovated manor house, four shared accommodation units and group gîtes with 33 bedrooms sleeping up to 80 guests (4 bathrooms and 20 showers), a restaurant with a professional kitchen, a dining room seating 80, a

## DESCRIPTION

The manor house has been beautifully renovated and is fully equipped (slate roof, double glazing, a powerful wood-burning stove, solid wood flooring, fibre-optic broadband, etc.) and comprises:

On the ground floor: a living room with a corner fireplace (34m<sup>2</sup>) and a fitted kitchen (16m<sup>2</sup>). A half-level leads to a sumptuous 75m<sup>2</sup> living room; on the same level, a 37m<sup>2</sup> master bedroom with en-suite bathroom and walk-in wardrobe, a second 36m<sup>2</sup> bedroom with a fireplace, and an 8m<sup>2</sup> bathroom with a spa bath and shower.

On the upper level, two magnificent, spacious bedrooms of 20m<sup>2</sup> each with their own shower rooms.

Above, a large convertible attic and, in the basement, a large multi-purpose cellar.

The second, fully equipped dwelling on the property: on the ground floor, a bright, fitted living room/kitchen of 57m<sup>2</sup>, two spacious bedrooms (15m<sup>2</sup> and 22m<sup>2</sup>) and a shower room. Direct access to a 25m<sup>2</sup> terrace with a remarkable direct view of the forest. The first floor is easily convertible.

Gîte No. 1: At garden level: a 90m<sup>2</sup> self-contained apartment with an 80m<sup>2</sup> modern living room/kitchen, a 10m<sup>2</sup> bedroom with en-suite bathroom and a large 27m<sup>2</sup> room suitable for use as a laundry room, storage space or workshop.

On the ground floor: a 50m<sup>2</sup> living room and kitchen, 4 bedrooms with shower rooms and toilets (10m<sup>2</sup>, 11m<sup>2</sup>, 15m<sup>2</sup> and 17m<sup>2</sup>).

Upstairs, a large 110m<sup>2</sup> room with exposed beams, suitable for use as a dormitory with 8 single beds, a shower room and a toilet.

Nearby, a...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45312PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

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

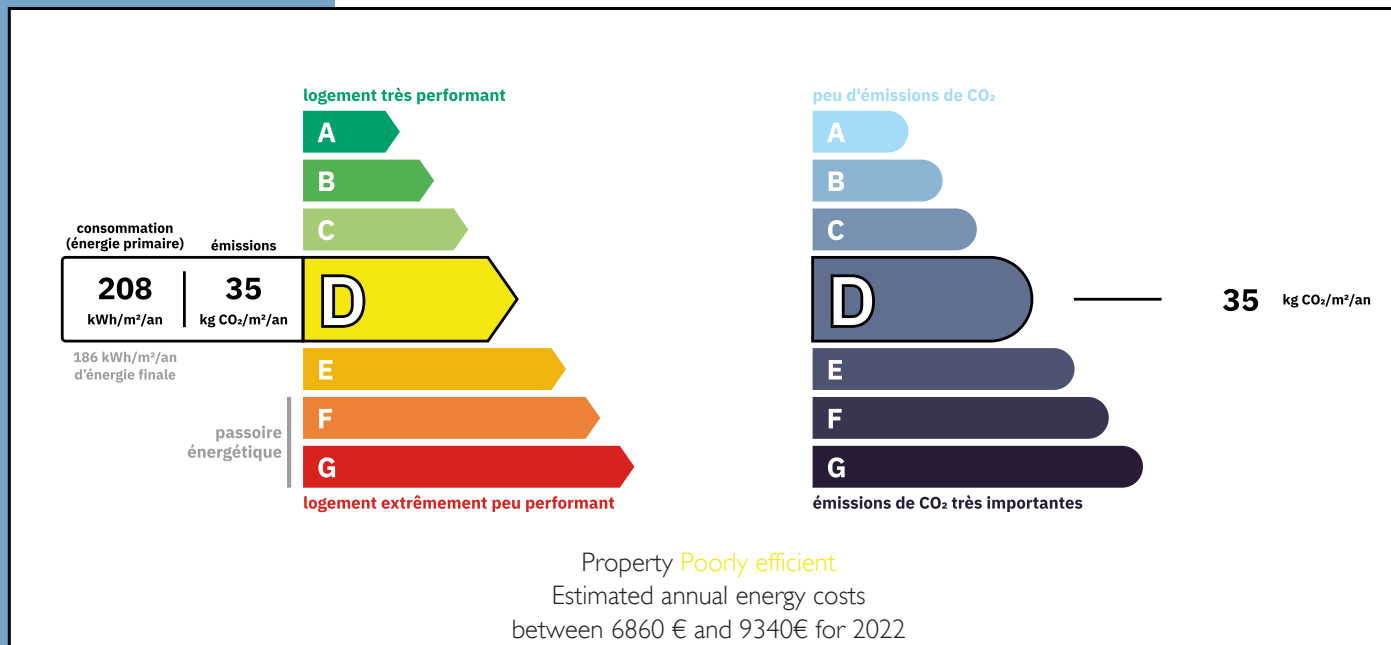
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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HOLIDAY COTTAGES, 5  
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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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## CONTACT

Réf :A45312PRD19  
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AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)