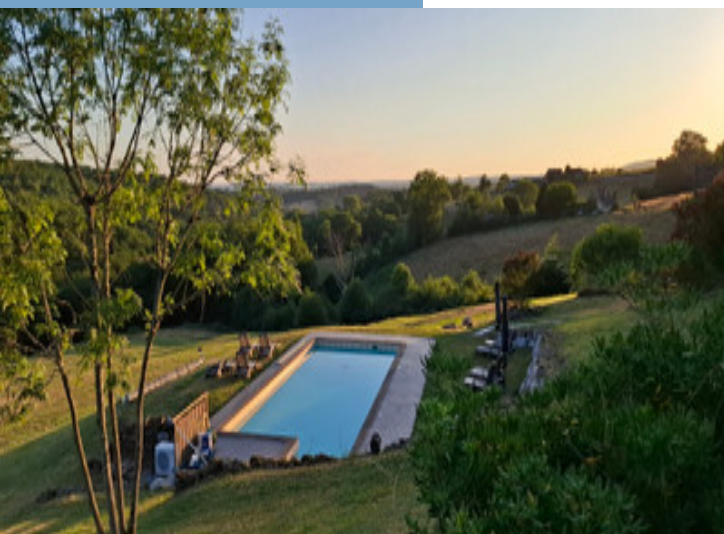




UNDER OFFER - MAGNIFICENT GUEST HOUSE,  
FULLY EQUIPPED, READY TO START UP AGAIN.  
PRIVATE JACUZZIS.



UNDER OFFER -  
MAGNIFICENT GUEST  
HOUSE, FULLY EQUIPPED,  
READY TO START UP  
AGAIN. PRIVATE JACUZZIS.  
...



| PROPERTY FACT FILE                                               |                                                                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                        | A38106PRD19                                                                                                     |
| PRICE                                                            | € 676,500<br>£ 0*<br>*agency fees included: 4 % TTC<br>to be paid by the buyer<br>(650 000 EUR hors honoraires) |
| BEDROOM                                                          | 6                                                                                                               |
| BATHROOM                                                         | 6                                                                                                               |
| ACCOMMODATION                                                    | 462 m <sup>2</sup>                                                                                              |
| LAND                                                             | 108212 m <sup>2</sup>                                                                                           |
| TOWN                                                             | Beaulieu-sur-Dordogne                                                                                           |
| DEPARTMENT                                                       |                                                                                                                 |
| LOCATION                                                         | Village property                                                                                                |
| TYPE                                                             | Maison de Vacances, Bed and<br>Breakfast, House                                                                 |
| CONDITION                                                        |                                                                                                                 |
| FEATURES                                                         | Swimming Pool, Other Drainage,<br>Garage                                                                        |
| *Price based on current exchange rate which is subject to change |                                                                                                                 |



- 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 35m<sup>2</sup> bedroom (with garage, boiler room and terrace), a bakery and a large shed.

## DESCRIPTION

Character property with 5 spacious, charming suites with private jacuzzi/sauna, operated as guest rooms until May 2024. Average annual turnover excluding VAT: €120k over the last 5 years (French clientele only). Significant additional potential with foreign clientele (via Booking, Airbnb). Visitors all year round, even in winter. Customer reviews: Google 4.9/5, TripAdvisor 5/5. The property is sold fully furnished - ready to move into as a family home or to operate from day one as part of a tourism, relaxation and wellness project.

The entrance to the main house leads into a spacious and bright 70m<sup>2</sup> living room equipped with a large fireplace insert and a magnificent solid wood kitchen, with direct access to an 18m<sup>2</sup> veranda and remarkable views. Also on the ground floor is a 10m<sup>2</sup> pantry, a 12m<sup>2</sup> office and a laundry room with a sink. On the first floor, there is a magnificent 90m<sup>2</sup> 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 m<sup>2</sup> cellar used as a workshop. Individual sanitation. Fibre optic connection. Smoke detectors. Slate roof.

The second building has three floors:...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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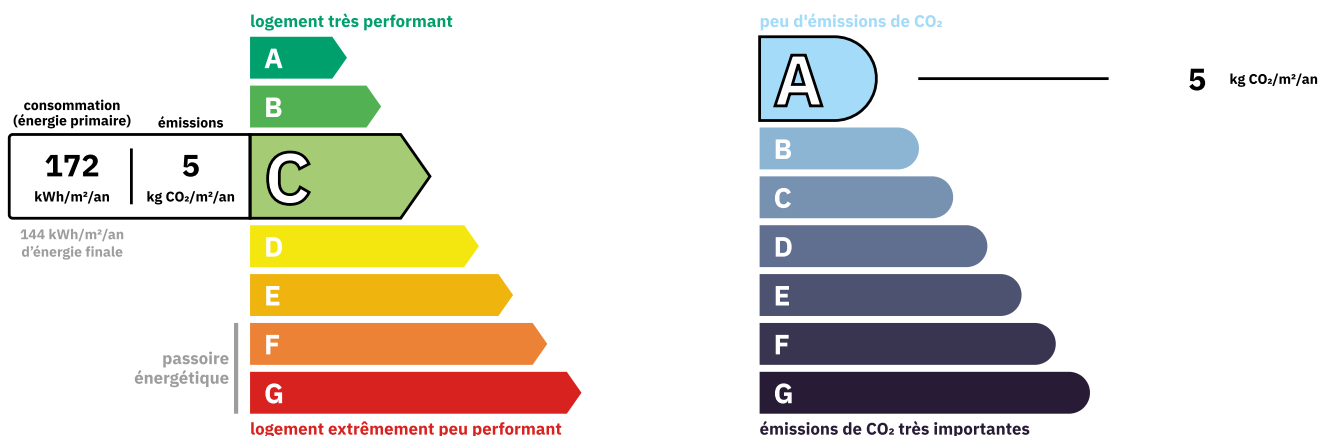


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## ENERGIE-DPE

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:

I: 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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