LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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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 m²
LAND	77022 m²
TOWN	Argentat-sur-Dordogne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private drainage

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



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- 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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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 (34m²) and a fitted kitchen (16m²). A half-level leads to a sumptuous 75m² living room; on the same level, a 37m² master bedroom with en-suite bathroom and walk-in wardrobe, a second 36m² bedroom with a fireplace, and an 8m² bathroom with a spa bath and shower.
On the upper level, two magnificent, spacious bedrooms of 20m² 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 57m², two spacious bedrooms (15m² and 22m²) and a shower room. Direct access to a 25m² terrace with a remarkable direct view of the forest. The first floor is easily convertible.
Gîte No. 1: At garden level: a 90m² self-contained apartment with an 80m² modern living room/kitchen, a 10m² bedroom with en-suite bathroom and a large 27m² room suitable for use as a laundry room, storage space or workshop.
On the ground floor: a 50m² living room and kitchen, 4 bedrooms with shower rooms and toilets (10m², 11m², 15m² and 17m²).
Upstairs, a large 110m² 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

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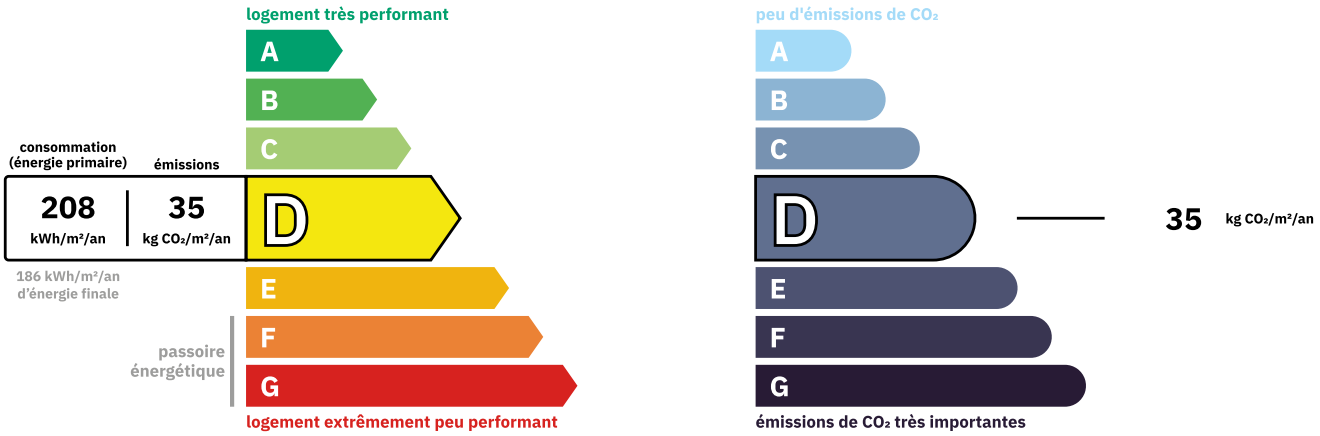
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6860 € and 9340€ for 2022

NOTICE

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

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.

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 :A45312PRD19
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