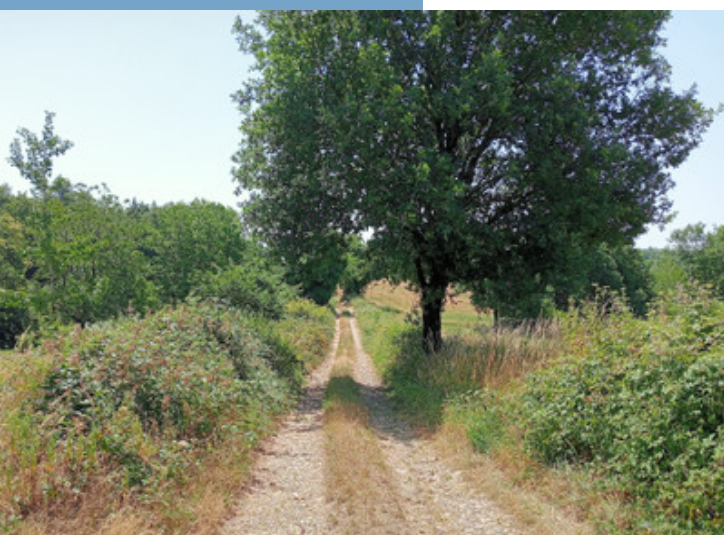




A MAGNIFICENT, CHARACTERFUL ESTATE
COMPRISING A MAIN HOUSE AND FOUR
HOLIDAY COTTAGES SET IN 15 ACRES. MAGICAL!

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IN 15 ACRES...



PROPERTY FACT FILE	
REFERENCE	A45992PRD19
PRICE	€ 574,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	13
BATHROOM	9
ACCOMMODATION	400 m ²
LAND	63616 m ²
TOWN	Argentat-sur-Dordogne
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- 4 well-equipped holiday cottages for 24 people
- Quiet location, wooded plot, orchard, terraces
- In a cul-de-sac, nearby walking trails
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In the vicinity of Argentat-sur-Dordogne; ideally situated in a peaceful natural setting, come and visit this exceptional and fully-equipped holiday complex. Three separate buildings (the main house, a beautifully renovated barn and a self-contained studio) offer accommodation for 24 people (10 bedrooms and 8 bathrooms),

DESCRIPTION

The main house comprises two separate living areas: the main living area and a two-bedroom holiday cottage, as well as four cellars in the basement, one of which houses a fully functional bread oven. The main house has been renovated and is fully equipped (slate roof, double

glazing, a powerful wood-burning stove, wood-fired central heating, fibre-optic internet, etc.); on the ground floor, it comprises: a living room with a wood-burning stove (24m²), a kitchen with a cantou (33m²), a study/bedroom (15m²) and a toilet.

Upstairs, there are three spacious bedrooms (15m², 20m² and 26m²) and a 7.5m² bathroom with a walk-in shower and a bath.

The holiday let within the main house comprises a 42m² living room opening onto the kitchen and dining room, with a sunken hearth fitted with a powerful wood-burning stove. On the ground floor, you will also find a 7.5m² bathroom with a shower and a separate toilet. Upstairs are two bedrooms measuring 8m² and 9m² (Carrez Law).

The fully renovated barn houses two holiday cottages and a large workshop that could be converted into a third holiday cottage.

On the ground floor of the large holiday let, you'll find a spacious 75 m² living/dining room, a fully equipped 12 m² kitchen and a toilet. Upstairs, there are five bedrooms ranging from 12 m² to 17 m², each with its own en-suite bathroom with a shower.

Right next door, on the upper floor of the barn, you'll find the second holiday let with two bedrooms; a kitchen openin...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45992PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

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

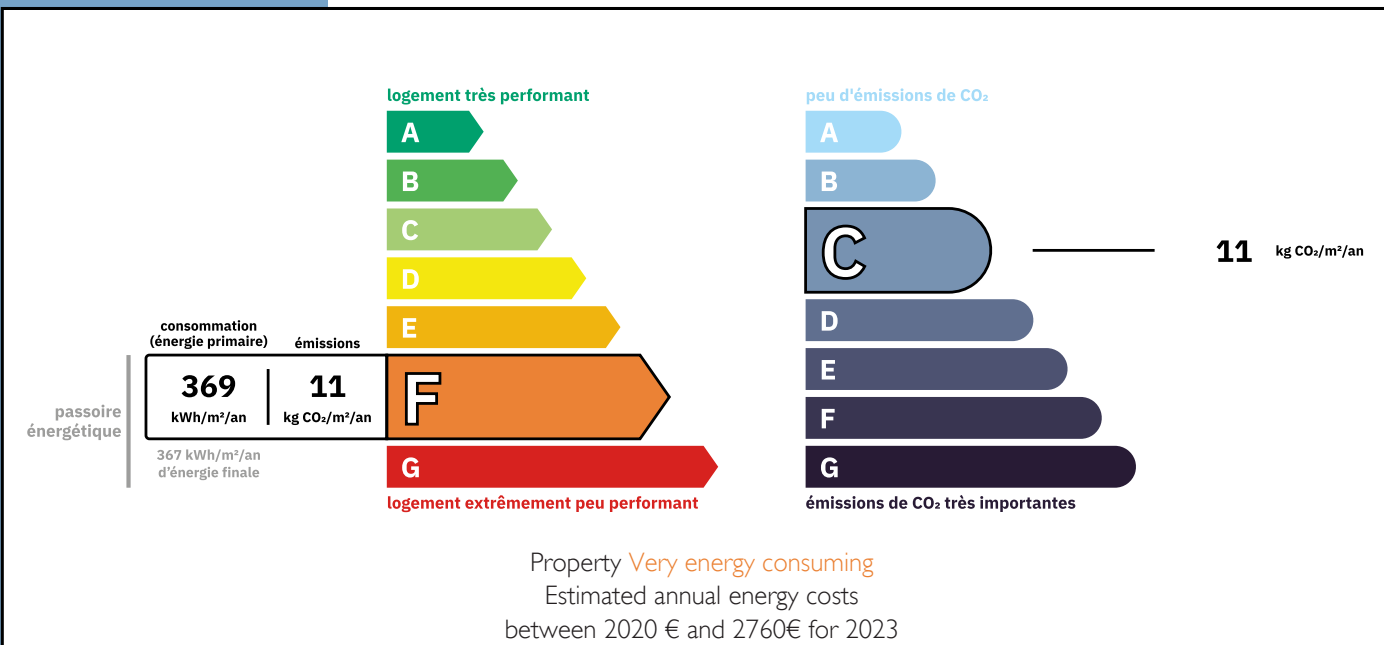
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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/>



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 : A45992PRD19
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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