



Ref : 9214CHG

Dordogne valley, property with gites, close to Sarlat and all amenities.

Area



Habitable : 283 m²



Usable : 75 m²



Land : 6,2 Ha

719 000 €

Gîte for sale Lot. Dordogne valley, close to Sarlat, out of sight, in a naturel cirque surrounded by 6 ha of quietness and gorgeous nature, in a dominant position, property for tourist accommodation developed in 5 independent dwellings used as 4 furnished gites offering a good income. Possibility to convert more space. 5 mn from all amenities and shops.

IN SUMMARY

Rooms : 5
Bedrooms : 11
Bathrooms : 5

Swimming pool : yes
Garage place : 1
Parking space : 30
Outbuildings : yes



Gas and wood



Adsl

Advantages : Absolut quietness | Close to all amenities.

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



7 mn



20 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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— DESCRIPTION

Gite 1 : 45m²

Living room with kitchen area : 30m²

Bedroom 1 : 10m²

Bedroom 2 : 5.50

bathroom : 5.30m², bath tub, double basin, wc

Terrace : 15m²

Gite 2 : 71.19m²

Equipped and fitted kitchen : 17.80m²

Living room : 21.28m² with insert fire place

Bedroom 1 : 7.50m²

Bedroom 2 : 10.11m²

Bathroom : 3.29m², bath tub, basin, bidet, wc

Bedroom 3 : 7.43m²

Gite 3 : 50.94m²

Living with equipped kitchen area : 24.38m²

Bedroom 1 : 10.80m²

Bedroom 2 : 8.38m²

Bathroom : 7.51m², shower, bath tub, basin, wc

Gite 4 : 57.33m²

Living room : 30m², insert fire place

Fitted and equipped kitchen : 4.74m²

Bathroom : 3.34m², bath tub, basin, bidet, wc

Bedroom 1 : 6.76m²

Bedroom 2 : 12.49m²

Gite 5 : 60.02m²

Fitted and equipped kitchen with terrace : 11.50m²

Living room with insert fire place : 23.39m²

Bedroom 1 : 11.04m², French window opening onto the terrace

Bedroom 2 : 8m²

Shower room : 4.09m², shower, basin, wc

Bedroom 3 : on the mezzanine

Gas heating system for all the gites by a recent French/Belgian boiler

Building used as a pool house : 50m²

Covered terrace with spa for 4 people, sauna

Shower and toilet

This building could be converted as an extra dwelling

Former garage use for storage : 25m²

A ruin on the property could be rebuilt

Swimming pool 13x6m, heated, chloral filtration, painted concrete

The dwellings are sold furnished and equipped.

In a quiet area, in an enclosed and private environment, the ideal property for who wants to develop a tourist accommodation business with charm at the heart of the region major sites, close to all amenities, schools, high schools, shops, motorway access and airport.

The land is ideal to implant atypical housing, hut, yurt etc...

Are you interested ?



Marie

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