MAISONS & CHATEAUX



Ref: 9299CHG

Accomodation business in Dordogne

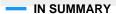
Area

Habitable: 664 m²

نثث Usable : 400 m² Land :

1 022 000 €

Luxurious residence for sale Dordogne. On the silent heights of a lively village of Perigord, large guest house of 530m² living space conceived to develop a quality accommodation business in a remarkable site with panoramic views close to important tourist sites. Fine services 3 large guest rooms en suite, 2 large suites with double bedroom, 2 independent gites for 4/6 people with views, a gite for 2 people, private area for the owners, swimming pool and pool house. Important revenue that still could be increased. Main house 530m² living space Built in 2001 et finished in 2002, large house conceived to develop a quality accommodation business, with great comfort, in a remarkable site with panoramic views close to important tourist sites. Main entrance by a hall of 31.10m2 Distributing the main lounge, dining room, winter garden, a family suite, wc for guest, private area on the first floor. Terra cotta floor with subfloor heating



Rooms: 20 Bedrooms: 14 Bathrooms: 14 Swimming pool: yes Garage place: 3 Parking space: 8

M Wood and Electric



Outbuildings: yes

Advantages: Fine services, | Tourist location, Dordogne

SERVICES

1st Shops: 2 mn

All shops: 2 mn

Health: 25 mn

Elementary: 2 mn

Middle School: 2 mn

High school: 25 mn

2 mn

√m 45 mn

60 mn

45 mn

ENERGY INFORMATION

Consommation conventionnelle 79,70 kWhep/m².an

Estimation des émissions 3,90 kg éqCO2/m².an











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DESCRIPTION

Second entrance by a covered terrace of 32m long with exceptional and panoramic views over the valley.

Winter garden: 29.40m²

Used as a ding room for breakfast Lounge, dining room, covered terrace

Very bright, glass roof and sliding bay window leading to the panoramic terrace.

Main lounge: 24.86m²

With stone fire place, niches and cupboards in the wall

Family suite 1:50.73m² Entrance: 6.86m² Bedroom 1:14.20m²

Bedroom 2: 22.50m² with access to a private and covered terrace

Bathroom with bathtub, double basin: 7.17m2

Independent wc

Dining room: 35.81m²

2 French windows to the terrace

Cupboards in walls

Large super equipped kitchen : $23.32 m^2$

2 French windows to the terrace

Store room

Private area:

Lounge with fire place : 28.81m² 2 French windows on 2 faces

Office 14.35m², numerous fitted cupboards, French window

 $Wc: 2m^2$

Private stairs to the night area upstairs

Laundry: 8.64m²

Upstairs:

Reachable by a nice and large staircase from the entrance hall

Landing: 29.26m²

Bedroom 3 or office: 7.48m²

Family suite 2 : 50m² Landing : 8.64m²



Bedroom 4:15.27m²

Bedroom 5: 22.87m2, access to panoramic terrace

Bathroom: 6.43m² Independent wc

Bedroom 6 en suite: 20.13m²

Shower room: 6.35m² Independent wc 1.78m²

Bedroom 7 en suite: 21.28m² with wardrobe

Shower room: 5.23m² Independent wc 1.85m²

French window to panoramic terrace

Bedroom 8 en suite : 23.54m²

Shower room: 5.20m² Independent wc 1.79m²

Access to private panoramic terrace

Laundry: 7m² with numerous storage space and cupboards

Private area: Wc: 1.42m²

Shower room: 3.13m² Bedroom 9: 18.75m²

A window

Bedroom 10 en suite: 21.64m²

Bathroom with shower, balneo bathtub, basin: 7.55m2

Independent wc

On ground floor or level -1 Independent studio: 37.20m²

Equipped with great comfort with its private covered terrace Bedroom area and fitted and equipped kitchen: 31.11m²

Shower room : $6.09m^2$

Well away, 2 independent gites with panoramic terrace and private garden

Gite 1:85m2, 5 people

Garden floor: large living with fire place, high ceiling, open kitchen, access to covered terrace



Bedroom 1, shower room Upstairs bedroom 2

Gite 2:85m2, 5 people, same layout

Overflowing swimming pool 11.5x5 Liner 2001, salt filtration, heated by heat pump Equipped pool house

In the basement: Wine cellar : 6.50m²

2 garages with sheds of 63.40m² and 33.93m²

Boiler room: 13.85m² Crawl space: 160m²

Convertible attic: 180m², floor area 300m²

Technical elements:

Heating by heat pump with hot water tank

Hot water by 2 hot water tanks of 500l located in the boiler room and hot water tank

upstairs

Subfloor heating for the two levels

Terra cotta floor everywhere

Joinery pvc with double glazing

2 buried rain water tanks of 5m3 each

2 septic tanks

