



Ref : 9299CHG

Accommodation business in Dordogne

Area



Habitable : 664 m²



Usable : 400 m²



Land : 2,4 Ha

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

IN SUMMARY

Rooms : 20
Bedrooms : 14
Bathrooms : 14

Swimming pool : yes
Garage place : 3
Parking space : 8
Outbuildings : yes



Wood and Electric



Adsl

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



45 mn



60 mn



45 mn

ENERGY INFORMATION

Consommation conventionnelle 79,70 kWh/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 dining 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 : 23.32m²

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 : 2m²

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 : 6.09m²

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

Are you interested ?



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