



Ref : 9450CHG

Charming guest house for sale near SARLAT

Area



Habitable : 329 m²



Usable : 369 m²



Land : 1,3 Ha

1 032 000 €

Property & Domain for sale Dordogne. At the gates of SARLAT, beautiful charming guest house with 5 beautiful guest rooms, a private house with 3 bedrooms for owners, an outbuilding, used as a dining room with professional kitchen, a bread oven converted into a guest room, swimming pool, all set in a beautiful wooded park of 1.3 ha with the possibility of building light leisure houses on part of the park, sanitation already in place. A beautiful structure with a good turnover to continue to develop.

IN SUMMARY

Rooms : 15
Bedrooms : 8
Bathrooms : 6

Swimming pool : yes
Garage place : 2
Parking space : 10
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : At the gates of Sarlat and major sites | Good turnover, to be developed

SERVICES



1st Shops : 8 mn



All shops : 8 mn



Health : 8 mn



Elementary : 3 mn

Middle School : 8 mn

High school : 8 mn



8 mn



25 mn



45 mn

ENERGY INFORMATION

Consommation conventionnelle 201,00 kWh/m².an

Estimation des émissions 31,00 kg éqCO₂/m².an



Maisons & Chateaux

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— DESCRIPTION

Main house:

Dining room kitchen: 31.77 m².

Fitted and equipped kitchen, stone fireplace
stone floor, 2 windows, a glass door, cupboards

Living room: 36.53 m² / 36.53 m²

accessible from the kitchen by a small staircase,
wood stove, 3 windows, 2 wooden glass doors, access to the garden and terrace and shutters (covered terrace)

Covered terrace (bolet): 9.26 m².

Accessible from the boiler room laundry area

Boiler room laundry room: 13.50 m²

De Dietrich fuel boiler, 1500 l fuel tank, sink, tiled floor

Private terrace: 20 m²

on a garden enclosed by stone walls, 2 accesses by a wooden gate

First floor, accessible from the kitchen and dining room by wooden stairs.

Corridor: 8.50 m²

A window, cupboard, sea rush floor,

Bedroom 1: 09.07 m²

Sea rush floor, 2 windows on 2 sides, exposed beams,

Bathroom: 05.15 m²

bathtub, double basin unit, WC, a velux

Bedroom 2: 09.02 m²

closets

Bedroom 3: 16.55 m²: 16.55 m²

Under the attic exposed framework, a small low window, air-conditioned

Garden level

Guest room 1: 17.00 m²

Accessible from the garden level, a French window, a window, a stone floor

Shower room: 03.97 m².

Shower, washbasin unit, WC, stone floor

WC: 1.25 m²

hand wash basin, stone floor

Lingerie: 02.62 m².

Building 2 :

On the garden level,

Dining room: 39.33 m²: 39.33 m²

table d'hôtes, 3 wooden double French windows, air-conditioned space, wood stove, waxed concrete floor,
kitchen area equipped for breakfasts,
covered terrace

Small living room: 15.67 m².

a double wooden French window, sea rush floor,

Staircase entrance

Professional kitchen: 17.35 m² (17.35 m²)

air-conditioned space, tiled floor,

sink, double sink, stainless steel table, mixed Metro convoterm piano, electric steam, 2 refrigerator-freezer cabinets, flat heater,
dishwasher,

Accessible from the outside,

Guest room 2 en suite: 21.09 m²

duplex, a bedroom area on the garden level 18.19 m²,

window and French window, stone floor,

a bedroom area above 15.32 m²

sisal floor, a washbasin, reversible air conditioning

shower room: 02.90 m²: 02.90 m²

Italian shower, basin, WC,

First floor :

Guest room 3 en suite: 18.00 m²

A window, sisal floor, reversible air conditioning

Shower room 04.71 m²

a skylight, washbasin, Italian shower, WC, stone floor

Guest room 4 en suite: 14.43 m²

Sisal floor, reversible air conditioning

Shower room 04.10 m²

Italian shower, washbasin, WC, stone floor

Bread oven:

Guest room 5 en suite: 18.65 m²

stone floor, fireplace in the bread oven,

a French window, a window, reversible air conditioning,

Shower room: 05.44 m².

Italian shower, WC basin, stone floor

Swimming pool 10 X 5 m Roman steps, chlorine filtration

In part of the park, a development has been carried out for the installation of light leisure housing, sanitation completed ready to connect.

Garage for 2 vehicles, lean-to...

A beautiful property organized to develop a charming welcoming activity, in a pleasant setting, at the gates of SARLAT and the major tourist sites of the Périgord Noir...

Are you interested ?



Marie

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