



Ref : 9886LRC

Périgord noir, in a hamlet, gîte activity, bed and breakfast, heated pool

Area LES EYZIES



Habitable : 455 m²



Usable : 1 920 m²



Land : 4,6 Ha

1 000 000 €

Property & Domain for sale Dordogne. In the Dordogne, in the Périgord Noir region, in a hamlet not far from Les Eyries and Sarlat, an estate of more than 4 hectares comprising several stone buildings. This vast, exceptional property has been designed to provide accommodation, gîtes, chambres d'hôtes, chalets and a 184 m² restaurant with licence 4. It comprises a 148 m² main house with 3 bedrooms, a 107 m² gîte with 3 bedrooms and 4 buildings with a total of 9 bedrooms. A 16 x 6 m swimming pool, 3 farm buildings, 2 wooden chalets, an old tobacco drying shed and various storage areas complete the property.

IN SUMMARY

Rooms : 18
Bedrooms : 15
Bathrooms : 13

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



Wood and Electric

Advantages : Lascaux | Les Eyries

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Kindergarten : 5 mn

Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn

ENERGY INFORMATION

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

A B C D E F G

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

A B C D E F G



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

— DESCRIPTION

The 148 m² main house comprises :

Living room: 52 m²

With fireplace / wood burner

Kitchen: 21.50 m²

Dressing room: 3.50 m²

Toilet with washbasin: 1.50 m²

First floor:

Landing of 6.50 m² leading to,

Bedroom 1: 10.50 m²

Bedroom 2: 10 m²

Bathroom with toilet: 11 m²

The bathroom is accessible from both bedrooms.

Bedroom 3: 20.50 m²

With shower room and wc: 11.50 m²

Adjoining and accessible from the house,

Dining room with veranda: 143 m²

Professional kitchen: 35 m²

2 toilets with washbasins for customers: 6 m²

Basement :

Garage 1: 20 m²

Garage 2: 45.50 m²

Laboratory / canning room: 38 m²

With cold room: 6.50 m²

Cellar: 22.50 m²

The 107 m² gîte comprises:

Kitchen : 19 m²

Wc : 2.50 m²

Living room : 18 m²

Wc : 1.50 m²

Bathroom: 4.50 m²

The living room, toilet and bathroom can be used separately from the gîte as a chambre d'hôte, thanks to independent external access.

First floor:

2 m² landing leading to :

1 m² WC

Bedroom 1: 14.50 m²

With bathroom/shower: 7.50 m²

And dressing room: 2 m².

Second floor:

Landing of 4 m² leading to :

Bedroom 2: 11 m²

Bedroom 3: 11 m²

Shower room: 4 m²

with Italian shower

Basement:

Cellar : 25 m²

4 other houses have guest rooms:

Building 1 :

Chambre d'hôte 1: 13 m²

With shower room: 3 m²

With toilet: 1 m²

Building 2 :

Guest room 2: 19 m²

With shower room: 4.50 m²

With toilet: 2 m²

Building 3:

Garden level :

Laundry / linen room: 25 m²

With wc

Utility room with oil-fired boiler.

Entrance hall: 3m² leading to 2 staircases giving access to the bedrooms

Staircase 1 :

Landing of 3 m² leading to :

Guest bedroom 3: 12 m²

Guest bedroom 4: 12 m²

Bathroom : 4 m²

Toilet: 1.50 m²

Staircase 2 :

Landing of 5.50 m² leading to :

Guest room 5: 12.50 m²

With shower room : 4 m²

With wc: 1.50 m²

Guest room 6: 18 m²

With bathroom: 4 m²

With toilet: 1.50 m²

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com