



Ref : 9299CHG

## Accommodation business in Dordogne

Area



Habitable : 664 m<sup>2</sup>



Usable : 400 m<sup>2</sup>



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 530m<sup>2</sup> 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 530m<sup>2</sup> 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 31.10m<sup>2</sup> 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/m<sup>2</sup>.an

Estimation des émissions 3,90 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## — DESCRIPTION

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

Winter garden : 29.40m<sup>2</sup>

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 : 24.86m<sup>2</sup>

With stone fire place, niches and cupboards in the wall

Family suite 1 : 50.73m<sup>2</sup>

Entrance : 6.86m<sup>2</sup>

Bedroom 1 : 14.20m<sup>2</sup>

Bedroom 2 : 22.50m<sup>2</sup> with access to a private and covered terrace

Bathroom with bathtub, double basin : 7.17m<sup>2</sup>

Independent wc

Dining room : 35.81m<sup>2</sup>

2 French windows to the terrace

Cupboards in walls

Large super equipped kitchen : 23.32m<sup>2</sup>

2 French windows to the terrace

Store room

Private area :

Lounge with fire place : 28.81m<sup>2</sup>

2 French windows on 2 faces

Office 14.35m<sup>2</sup>, numerous fitted cupboards, French window

Wc : 2m<sup>2</sup>

Private stairs to the night area upstairs

Laundry : 8.64m<sup>2</sup>

Upstairs :

Reachable by a nice and large staircase from the entrance hall

Landing : 29.26m<sup>2</sup>

Bedroom 3 or office : 7.48m<sup>2</sup>

Family suite 2 : 50m<sup>2</sup>

Landing : 8.64m<sup>2</sup>

Bedroom 4 : 15.27m<sup>2</sup>

Bedroom 5 : 22.87m<sup>2</sup>, access to panoramic terrace

Bathroom : 6.43m<sup>2</sup>

Independent wc

Bedroom 6 en suite : 20.13m<sup>2</sup>

Shower room : 6.35m<sup>2</sup>

Independent wc 1.78m<sup>2</sup>

Bedroom 7 en suite : 21.28m<sup>2</sup> with wardrobe

Shower room : 5.23m<sup>2</sup>

Independent wc 1.85m<sup>2</sup>

French window to panoramic terrace

Bedroom 8 en suite : 23.54m<sup>2</sup>

Shower room : 5.20m<sup>2</sup>

Independent wc 1.79m<sup>2</sup>

Access to private panoramic terrace

Laundry : 7m<sup>2</sup> with numerous storage space and cupboards

Private area :

Wc : 1.42m<sup>2</sup>

Shower room : 3.13m<sup>2</sup>

Bedroom 9 : 18.75m<sup>2</sup>

A window

Bedroom 10 en suite : 21.64m<sup>2</sup>

Bathroom with shower, balneo bathtub, basin : 7.55m<sup>2</sup>

Independent wc

On ground floor or level -1

Independent studio : 37.20m<sup>2</sup>

Equipped with great comfort with its private covered terrace

Bedroom area and fitted and equipped kitchen : 31.11m<sup>2</sup>

Shower room : 6.09m<sup>2</sup>

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

Gite 1 : 85m<sup>2</sup>, 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 : 85m<sup>2</sup>, 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 : 6.50m<sup>2</sup>  
2 garages with sheds of 63.40m<sup>2</sup> and 33.93m<sup>2</sup>  
Boiler room : 13.85m<sup>2</sup>  
Crawl space : 160m<sup>2</sup>  
Convertible attic : 180m<sup>2</sup>, floor area 300m<sup>2</sup>

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 5m<sup>3</sup> each  
2 septic tanks

Are you interested ?



Marie

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

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)

