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AMAZING DOMAIN INCLUDING HUGE MAIN  
HOUSE FOR B&B OF HIGH END QUALITY, BARNs,  
TRAILERS, AND MEADOWS FOR ANIMALS



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PROPERTY FACT FILE	
REFERENCE	A16468
PRICE	€ 1,537,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 450 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	430 m <sup>2</sup>
LAND	42344 m <sup>2</sup>
TOWN	Padirac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	







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Exceptional property located 900 m from the Gouffre de Padirac. It comprises a superb main villa of over 400 m<sup>2</sup> with an 80 m<sup>2</sup> living room and open kitchen, 4 large luxurious chambres d'hôtes, an independent apartment, a huge private suite... and lots more potential!

## DESCRIPTIF

### MORE DETAILS :

Amazing domain including huge main house for B&B of high end quality, barns, trailers, and meadows for animals.

It's difficult to describe this property in just a few words; I'd be delighted to send you more details and discuss your project with you. Please don't hesitate to contact me! In the meantime, here's something for you to dream about...

- Separate entrance used as reception and office to welcome your guests.
- independent apartment comprising a living room with kitchenette, bedroom, shower room and WC.
- Huge, superb 80 m<sup>2</sup> living room with large bay windows overlooking the meadows, balcony, open kitchen ... Facing East and South
- Attic: large private suite 80 m<sup>2</sup> with bedroom, bathroom, large dressing room...
- For guests: 4 large en-suite bedrooms (shower room or bathroom), each with its own access to the terrace and swimming pool.
- A massage/well-being treatment room; currently a stable area with two stalls, several garages, cellars, storeroom, etc.

I won't go into detail here, but of course everything is fully equipped, functional and in perfect condition.

The property is self-sufficient in water if required, thanks to the huge rainwater recovery tank.

- On the plots dedicated to tourism, you currently have 6 super-cute trailers in perfect condition, each sleeping 5 (kitchenette, shower room-WC) with their own private Nordic bath. It's a lovely setting, a wooded clearing, which doesn't look directly onto the villa and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16468>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

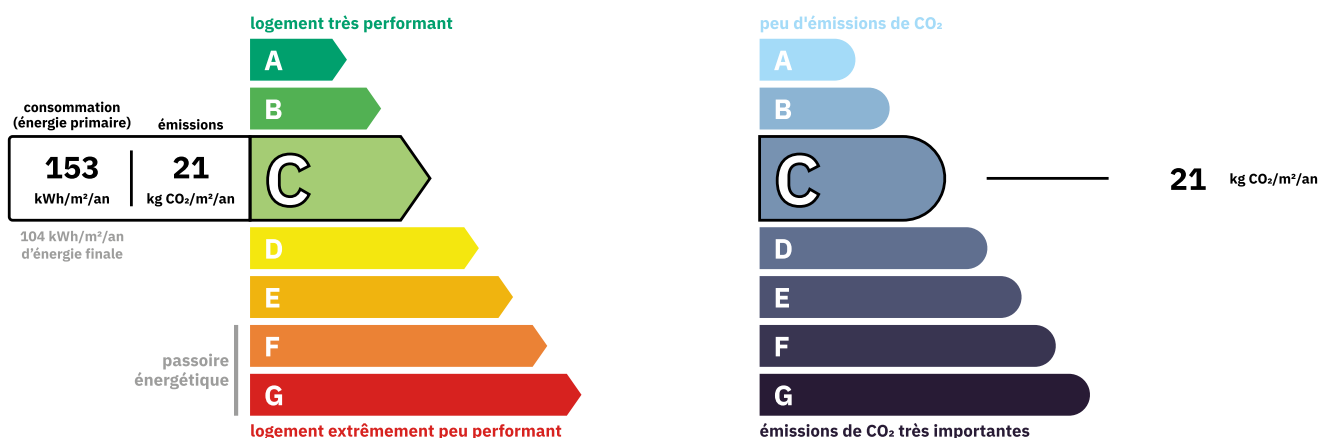
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : AI6468

## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 5538 € and 7492€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI6468  
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AND PHOTOS  
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