

# MAISON DE MAÎTRE, EIGHT BEDROOMS, GÎTES POTENTIAL, LARGE LIVING ROOM, RECENT KITCHEN, CLOSE TO TOWN CENTRE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A39426DND24 |
| PRICE | € 498,000<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (470 000 EUR hors honoraires) |
| BEDROOM | 8 |
| BATHROOM | 3 |
| ACCOMMODATION | 279 m² |
| LAND | 5884 m² |
| TOWN | Le Buisson-de-Cadouin |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison, Villa, Family Home |
| CONDITION | |
| FEATURES | Mains drainage, Private parking, Barns - outbuildings |

*Price based on current exchange rate which is subject to change





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- C. 19th Century
- Great business potential
- Walking distance to centre of town
-
-

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A wonderful Maison de Maître within walking distance of Le Buisson de Cadouin with its shops, restaurants and popular weekly market. The property offers a unique opportunity as a boutique hotel, Bed & Breakfast; the possibility of two gîtes, or as an impressive business office or headquarters. Past its iron gates, the property includes the

# DESCRIPTION

Up the wooden staircase, which is in the tower, there is a bathroom on the landing and four large bedrooms on the first floor (one with a sink/bidet; one with a private balcony; and one with an en-suite shower/WC).

On the next landing there is a shower room/WC. A further four well-proportioned bedrooms and a smaller room make up the second floor. All the rooms on this floor have recently been decorated. The bathroom and the two shower rooms have recently been renovated.



The semi-basement has a laundry room; a heating room (heating oil boiler from around 2023 for the central heating system); a wine cellar; and a storage area.

Outside, there is a one-room building (approx. 40 m2) which is currently used as a billiard room. With its splendid open fireplace and original floor tiles, this could (with planning consent) be converted into a gîte. An old guardian's house with its attached outbuilding, with several rooms and two floors, needs to be renovated. The garden includes several mature trees; a summer kitchen/BBQ area (approx. 10 m2); a larder; a greenhouse (which needs to be rebuilt); and two additional outbuildings.

Please ask for more photos.



Room Sizes (Approximate)

Ground Floor
Living room with Library – 50 m2
Kitchen – 24 m2
Office – 15 m2

First Floor
Bathroom – 6.5 m2
Bedroom 1 (with balcony) – 15.23 m2
Bedroom 2 – 15.41 m2
Bedroom 3 (with sink/bidet) – 23.57 m2

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39426DND24

COMPLETE FILE AND PHOTO ON REQUEST

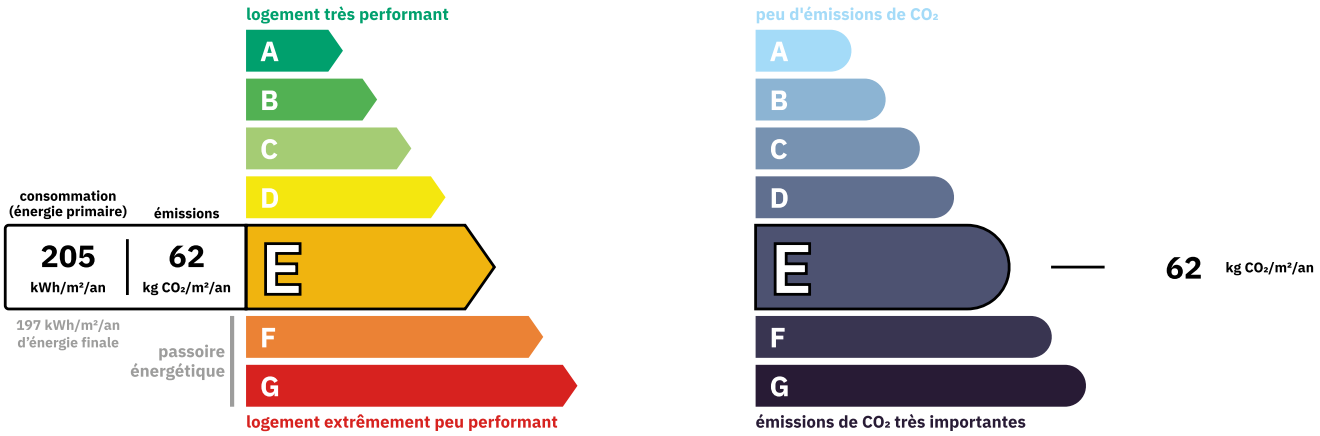
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Energy consuming
Estimated annual energy costs
between 7130 € and 9690€ for 2023

# NOTICE

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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 :A39426DND24
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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