



A MAGNIFICENT, CHARACTERFUL ESTATE
COMPRISING A MAIN HOUSE AND FOUR
HOLIDAY COTTAGES SET IN 15 ACRES. MAGICAL!

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PROPERTY FACT FILE	
REFERENCE	A45992PRD19
PRICE	€ 574,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (550 000 EUR hors honoraires)</small>
BEDROOM	13
BATHROOM	9
ACCOMMODATION	400 m ²
LAND	63616 m ²
TOWN	Argentat-sur-Dordogne
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- 4 well-equipped holiday cottages for 24 people
- Quiet location, wooded plot, orchard, terraces
- In a cul-de-sac, nearby walking trails
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In the vicinity of Argentat-sur-Dordogne; ideally situated in a peaceful natural setting, come and visit this exceptional and fully-equipped holiday complex. Three separate buildings (the main house, a beautifully renovated barn and a self-contained studio) offer accommodation for 24 people (10 bedrooms and 8 bathrooms),

DESCRIPTION

The main house comprises two separate living areas: the main living area and a two-bedroom holiday cottage, as well as four cellars in the basement, one of which houses a fully functional bread oven. The main house has been renovated and is fully equipped (slate roof, double

glazing, a powerful wood-burning stove, wood-fired central heating, fibre-optic internet, etc.); on the ground floor, it comprises: a living room with a wood-burning stove (24m²), a kitchen with a cantou (33m²), a study/bedroom (15m²) and a toilet.

Upstairs, there are three spacious bedrooms (15m², 20m² and 26m²) and a 7.5m² bathroom with a walk-in shower and a bath.

The holiday let within the main house comprises a 42m² living room opening onto the kitchen and dining room, with a sunken hearth fitted with a powerful wood-burning stove. On the ground floor, you will also find a 7.5m² bathroom with a shower and a separate toilet. Upstairs are two bedrooms measuring 8m² and 9m² (Carrez Law).

The fully renovated barn houses two holiday cottages and a large workshop that could be converted into a third holiday cottage.

On the ground floor of the large holiday let, you'll find a spacious 75 m² living/dining room, a fully equipped 12 m² kitchen and a toilet. Upstairs, there are five bedrooms ranging from 12 m² to 17 m², each with its own en-suite bathroom with a shower.

Right next door, on the upper floor of the barn, you'll find the second holiday let with two bedrooms; a kitchen openin...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45992PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

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

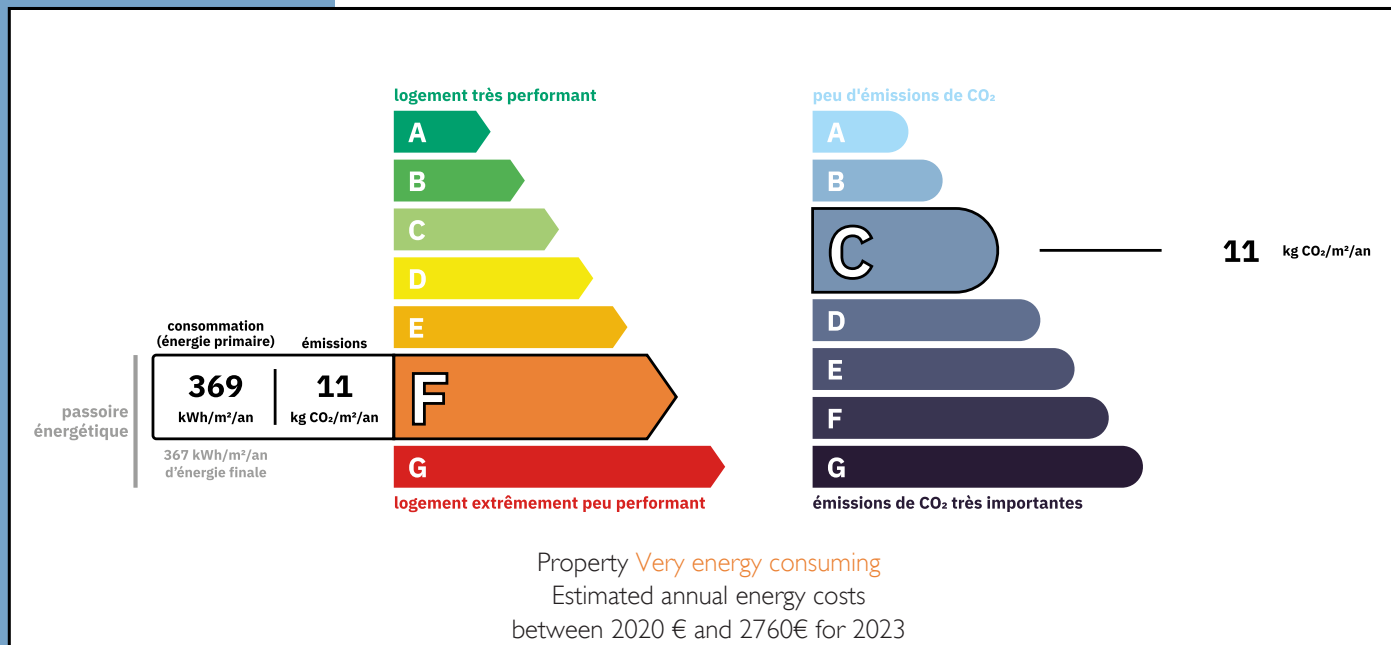
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ENERGIE-DPE

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



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CONTACT

Réf :A45992PRD19
FILE COMPLETE
AND PHOTOS
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