LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STYLISH QUERCY ESTATE WITH TWO STONE HOUSES, POOL, GARAGES & ESTABLISHED HOSPITALITY BUSINESS, SW FRANCE

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PROPERTY FACT FILE

REFERENCE	A46471NK82
PRICE	€ 595,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	589 m²
LAND	10187 m²
TOWN	Bourg-de-Visa
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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Tucked away at the end of a peaceful no-through lane, surrounded by rolling countryside yet just 1.8 km from the village of Bourg-de-Visa, this beautifully presented Quercy property offers the perfect blend of tranquillity, comfort and income potential. Comprising two charming stone houses, it is currently run as a successful B&B and 3-star gîte,







DESCRIPTION

MAIN HOUSE: spacious covered terrace to the front of the property. The property benefits from double glazing, all bedrooms are air conditioned, oil fired central heating and reversible heating (heatpump). The property is beautifully presented and is ideally laid out for a larger family, or a B&B business.
GROUND FLOOR:
Kitchen/dining room (47.7 m2) with fireplace, fully fitted kitchen , air conditioning
Living room (56.25 m2) with fireplace (Polyflam), old stone sink, beams, AC
Veranda (67 m2) with large sliding windows and doors towards the garden, currently used as breakfast room
Owner's private suite, comprising :
Hallway (11.25 m2) with built in wardrobes and storage
WC (1.85 m2)
Bathroom (11 m2) with double wash basin, bath, shower
Dressing (3.8 m2)
Bedroom 5 (25.7 m2) with dressing and built-in storage
FIRST FLOOR: all rooms are newly renovated, new bathrooms, and all have AC
Landing (6.5 m2)
Bedroom 1 (23.8 m2) with en suite bathroom (8 m2) with wash basin and shower, private WC (1.15 m2)
Bedroom 2 (18.64 m2) with en suite bathroom (12.24 m2) with wash basin and shower and separate WC
Family suite with Bedroom 3 (12 m2)
Hallway (8.3 m2)
Bathroom (13.95 m2) with wash basin, shower
WC (1.15 m2)
Bedroom 4 (26.85 m2)
GARDEN LEVEL:
Utility room/boiler room (24.6 m2) with exterior door
Basement (28.9 m2)
Wine cellar (30 m2)
Garage (48 m2) with workshop beyond (34.55 m2)

SECOND HOUSE:
This property benefits from a large covered terrace in the back (access

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46471NK82

COMPLETE FILE AND PHOTO ON REQUEST

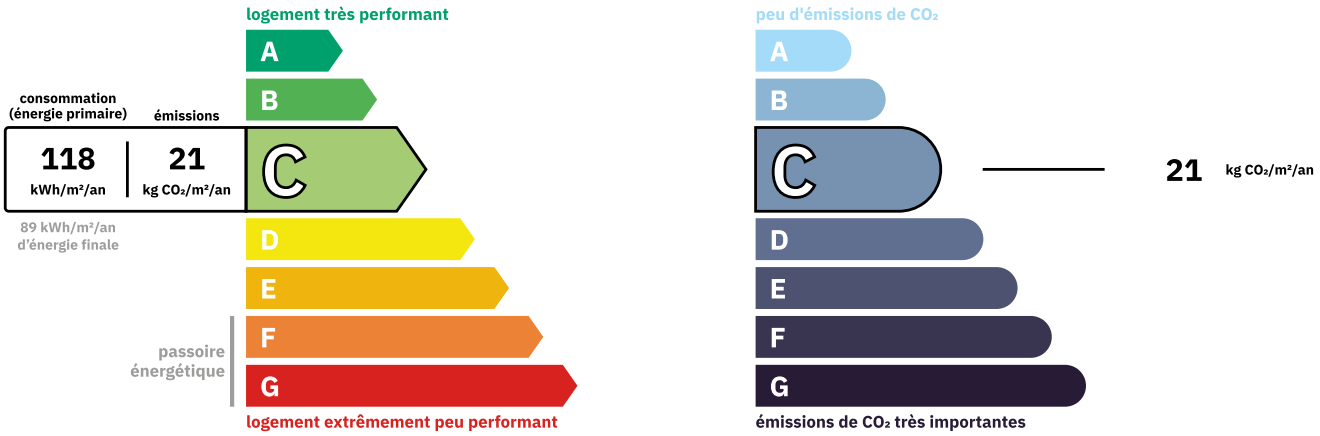
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3670 € and 5000€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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