

Large detached Property with 7 bedrooms, A tower and Indoor pool - ideal for Bed and breakfast



INFORMATION

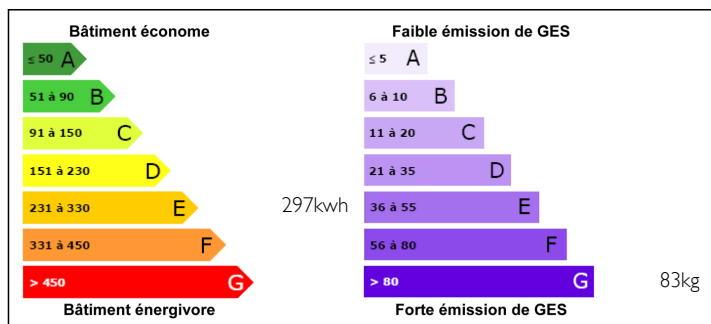
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| Town: | Saint-Aulaye |
| Department: | Dordogne |
| Bed: | 7 |
| Bath: | 3 |
| Floor: | 285 m2 |
| Plot Size: | 5238 m2 |

IN BRIEF

This large, imposing property sits comfortably within gardens or more than an acre and is just 15 kms from the popular market town of ribérac and just 10kms from Aubeterre sur Dronne, one of the prettiest villages in France. The property spans over 4 floors, with one of its bedrooms at the top of the tower and there is an annexe on the lower floor, ideal for guests or, if ran as a bed and breakfast, owner accommodation. The property has been successfully let as a large gite also in the past.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

You approach the property along the driveway and enter via a large portico into the entrance hall. To the right, a corridor leads to 2 bedrooms and a bathroom.

Straight ahead there is the spacious sitting room/dining room with fireplace and through to the fitted kitchen.

There is access from the kitchen and sitting room to the large balcony with views of the garden and countryside beyond.

Down the stairs from the hallway, you will find the annexe, consisting of sitting room, kitchen, bedroom bathroom and WC and this has its own terrace.

Next to this is the luxurious indoor pool.

Up from the entrance hall, there are 3 bedrooms on the first floor and a bathroom.

Up one more floor into the tower and here you will find the last bedroom.

All told, a great business opportunity or maybe just a large family home.

LOCAL TAXES

Taxe foncière: 2596 EUR

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

NOTES