

**B&B : Large family house with 6 bedrooms and indoor pool, perfect for B&B project ! In a village.**



## INFORMATION

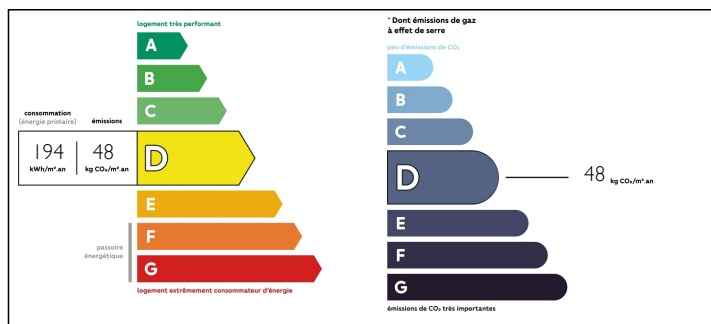
Town:	Cressensac-Sarrazac
Department:	Lot
Bed:	6
Bath:	3
Floor:	241 m2
Plot Size:	0 m2



## IN BRIEF

This large family house is located near Souillac, ideally located from a tourist point of view. It was previously used for a bed and breakfast business as the layout of the rooms is perfect for a B&B : huge living room around fireplace, dining room and open equipped kitchen. The rooms are perfectly distributed with two suites on the ground floor and other bedrooms and suites upstairs. The property has beautiful, modern and comfortable living spaces; 5 to 6 bedrooms, two of which are on the ground floor and, above all, an indoor swimming pool: perfect for welcome customers in winter! It has a large and beautiful garden at the back, with trees, an orchard and... an indoor pool! But you could very easily build an outdoor pool as well. Located in a village in the North of the Lot, near Souillac with schools, shops, restaurants and services open all year round....

## 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.



## LOCAL TAXES

Taxe foncière: 1700 EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

large living room organized as a lounge / dining room and open kitchen. 3 bedrooms en suite.

- Entrance hall
- Dining room space: 34 m2
- Kitchen area: 13 m2
- Living room area: 34 m2 with fireplace
- Bedroom 1 with shower room-WC: 30 m2
- office / bedroom 2 with shower room (water arrivals, the shower has been removed): 12.50 m2
- Bedroom 3 with shower room-WC, dressing room : 31,50 m2
- Veranda : 26 m2

### Floor I

- Bedroom 4 : 9,80 m2
- Bedroom 5 : 53,00 m2 including shower room-WC, dressing room
- Large attic space under beams lower than 1,80 m, ideal for children. Many mezzanine created with more height : 65 m2
- Unfinished attic : 55,00

OUTBUILDINGS : 4 cellars and indoor swimming pool

- cellar 1 : 15,00
- cellar 2 : 27 m2
- cellar 3 : 19 m2
- Cellar 4 - laundry room : 30 m2
- Indoor swimming pool : (4,5x2,6) : 39 m2, heated, swimming against the current

### TECHNICAL SIDE

- House entirely renovated, on hourdi, perfectly insulated.
- Oil central heating by radiator; Dietrich boiler 3000 l min tank
- 2 cumulus
- fireplace
- roof, floor and wall insulation
- many windows ; double glazing aluminium
- electric gate