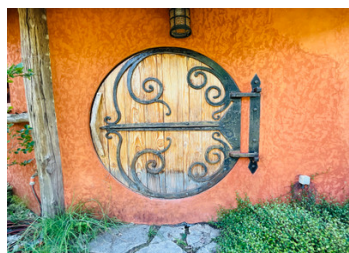


## Family Lodge, Luxury Tree House and Hobbit House. Substantial business income opportunity near Sarlat



## INFORMATION

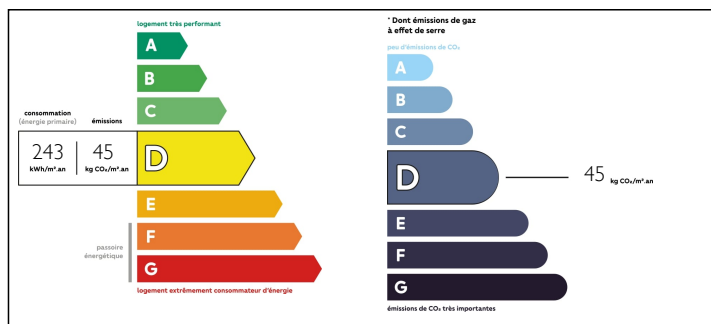
Town:	Salignac-Eyvignes
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	400 m2
Plot Size:	17211 m2



## IN BRIEF

The property has been extensively and professionally designed to offer a high income tourism business opportunity. Ideally located in a highly touristic area between Sarlat and Montignac, also only a few minutes from a large village with butcher, baker and supermarket.

## 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

The main house is designed in a lodge style with a large open plan kitchen and dining area which leads on to the living room space. You'll find high vaulted ceilings and more space in the mezzanine level. Five bedrooms in total, a really unique space along with plenty of character. A guest room with shower room and WC is connected but private. Large heated pool (16x6m).

Beyond the house and across the meadow you will find a professionally built tree house lodging with views across Perigord Noir. A romantic space, beautifully designed and perfect space for renting while visiting the region. Kitchen, WC, Aircon, Shower. The private balcony comes complete with a sunken spa.

Head further across the meadow and you'll come across a subterranean hobbit house built into the hillside. Hidden from the rest of the world a Tolkien inspired eden awaits. Hand crafted throughout, along with spa, kitchen, bedroom, shower, WC, aircon. The perfect location to stand out from the crowd.

Although you may be tempted to think this is enough, the property also composes a building with a working wood fired bread oven and a whole other building for renovation, work shops, ideal space for retreats or functions or whatever else might fit in to your plans.

Excellent income potential  
Hobbit house  
Tree house cabin  
5 Bedroom family home  
16 x 6m heated pool

5 bed family home  
1 bed hobbit house  
1 bed tree house  
independent guest suite

Habitable space: 400m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **2544 EUR**

## NOTES