

Ref: A24734GYK24

Price: 795 000 EUR

agency fees included: 3.6505867014342 % TTC to be paid by the buyer (767 000 EUR

#### Spectacular ensemble with house, three gites, guest rooms, swimming pool and jacuzzi in Périgord Noir



## INFORMATION

Town: Les Eyzies

Department: Dordogne

Bed: 7

5 Bath:

Floor: 300 m<sup>2</sup>

Plot Size: 3700 m<sup>2</sup>







### IN BRIEF

Spectacular touristic estate set in the heart of the Vezere Valley in the Dordogne. This charming ensemble includes owners accommodation along with three gites and a large pool area complete with outdoor kitchen and spa. 5 mins from Les Eyzies 10 mins to Le Bugue 25 mins to Sarlat I hour to Bergerac airport

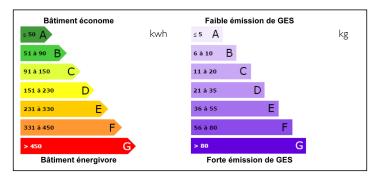








**ENERGY - DPE** 



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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.



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# LOCAL TAXES

Taxe foncière:

3000 EUR

# NOTES

## DESCRIPTION

Set back from the river in a peaceful location you will find:

A principle two bedroom house (100m2) composed of kitchen, living / dining room, bathroom and two WC.

A connected but private self contained one bedroom duplex (34m2) and rear terrace (kitchen, living / dining room and bathroom, WC).

A three bedroom gite with a living room / dining room, bathroom and WC

A one bedroom gite (44m2) with living room / dining room, bathroom and WC. Further space upstairs (27m2) with a bathroom, bedroom and WC (this can be rented separately or together as a large gite).

In addition you will find

12x5 heated pool with large terrace and sun bathing area

Open air kitchen facilities

Spa / hot tub built in to a cave

Pretty gardens

Pond and source

Private parking

Chalet in wood

Outbuildings (c. 100m2) to restore

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