

Black Perigord - Unique glamping site for sale comprising 9 safari tents, 3 bed owners cottage, 3/4 sleeps gite, barn, several outbuildings with reception, kitchen, office...



INFORMATION

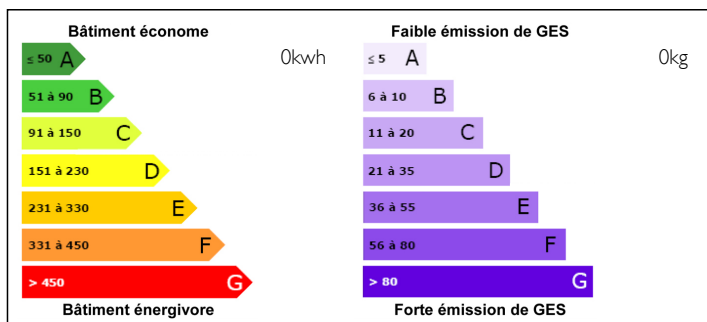
Town:	SALIGNAC EYVIGNES
Department:	Dordogne
Bed:	23
Bath:	11
Floor:	500 m2
Plot Size:	17000 m2



IN BRIEF

This unique glamping site sits in a strong tourist location and will be an ideal "lifestyle" purchase for those seeking to live and work in the Dordogne ! 9 self-catering safari tents already installed with scope for further extension. The owners accommodation comprises a lovely 3 bed cottage with private garden. Adjoining the sanitary block, offering luxurious shower rooms private to each tent, you will find a 3/4 sleeps guest accommodation also in use for holiday lettings. This property also comprises a large parking - 6x12m pool -fenced sundeck - shaded play area for children - multiple terraces - office - reception - kitchen - several outbuildings and a barn ready for conversion ! All this is sympathetically arranged in 4,2 acres of beautiful countryside and provides an excellent income opportunity.

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

Habitable space per tent 35m²
4 tents (lodges) have a terrace of 19m²
5 tents have a terrace of 9m²

Owners residence

Lounge with open plan kitchen 67m² / Laundry - utility room 22m² / WC/terrace / private garden
First Floor : Landing 4 m² / Bedroom 1 : 13m² / Room 2 : 8,5m² / Bedroom 3 : 9,5m² / Bathroom with bath - shower 5m²

Sanitary block comprising 9 individual large washrooms with private WC / laundry / washing-up area

Guest house with covered terrace 7m² / lounge with kitchen 22m² / Room 1: 8,5m² / kids room 5,5m² / bathroom with shower - WC / Large open terrace of 35m² with panoramic views over the valley.

Reception/bar 30m² with kitchen 12m² / laundry 6,5m² and toilets / office 15m² / storage 10m²

Barn with a footprint of 230m²

Pool with sundeck (fenced)

Childrens play area

Covered dining area for the guests

Salignac-Eyvignes (full amenities) 7 km

Medieval town of Terrasson 20 km

Montignac / Home to the Lascaux Caves 23 km

Sarlat 22 km

Brive la Gaillarde Airport 19 km

LOCAL TAXES

Taxe foncière: **526 EUR**

NOTES