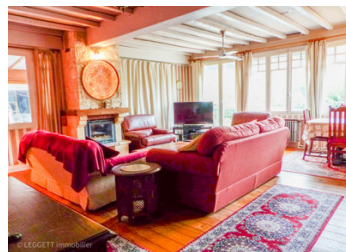


Big family house of 8 bedrooms with pools, private gites, stream : perfect for a B&B project



INFORMATION

Town:	Frayssinet
Department:	Lot
Bed:	8
Bath:	8
Floor:	370 m2
Plot Size:	2413 m2



IN BRIEF

At the entrance of the lovely village Frayssinet, this old B&B is ideally located for all the famous tourist sites. It is a large house which offers beautiful volumes, a large living room of 50 m2 with fireplace open on balcony and large terrace, dining room, and various reception rooms. You have 8 beautiful bedrooms spread over several floors, some on the ground floor with direct access to the garden and the pool, others on the ground floor and on the first floor. You also have a huge garage; the garden is charming, with many trees and bucolic spaces along the stream. It is a beautiful property, perfect for a large family, to welcome friends or to launch a B&B and Table d'hôte business

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

GROUND FLOOR –

- Entrance hall n°1
- Dining room : 37 m2
- Dining room 2 : 20,25 m2
- *kitchen (with wood stove - balcony) : 28 m2
- *Bedroom : 15 m2
- *shower room : 4,75 m2
- Entrance hall n°2
- *Living room (old restaurant room) with fireplace : 42 m2
- *Library or second bedroom (open to living room): 25.15 m2
- *Conservatory (+terrace and outside kitchen building)
- *Balcony/terrace

GARDEN GROUND FLOOR – 2 studios

- Hall - billiard room (garden access, toilets) : 30 m2
- Clearance:
- Laundry room :
- bathroom :
- Studio 1 : 21,00 m2 (shower room - WC, bedroom, living room with kitchenette possible), terrace on garden
- Studio 2 : 16,00 m2 (shower room - WC, bedroom), terrace on garden

LOCAL TAXES

Taxe foncière: 1260 EUR

NOTES

1ST FLOOR - 2 apartments

- Landing, WC:
- Apartment 1 : Bedroom, shower room-WC, living room with kitchen
- Apartment 2: 2 Bedrooms, 2 shower room-WC, living room with kitchen
- hallway: 2.70 m2 / Living room - with kitchenette: 15,50 m2
- Bedroom, shower room-WC,

2nd FLOOR:

bedroom af 17 m2, landing, attic to be recovered