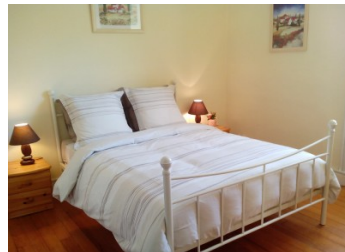


Black Perigord - SUPERB GITE COMPLEX IN A PRIME LOCATION WITH AN EXCELLENT RENTAL INCOME



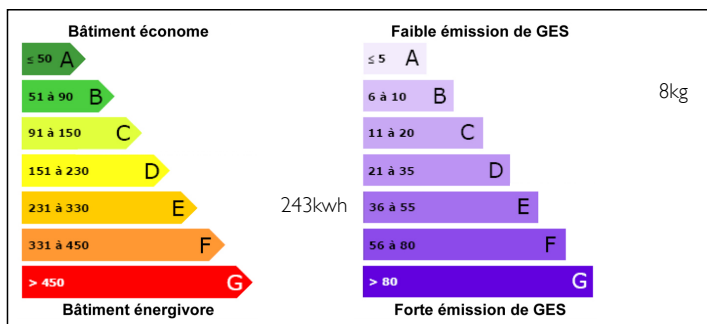
INFORMATION

Town:	MONTIGNAC
Department:	Dordogne
Bed:	15
Bath:	10
Floor:	440 m2
Plot Size:	62367 m2

IN BRIEF

Set in 6.2 hectares of land beside the river Vezere, this successful and well established Gite and Bed & Breakfast Complex has been running for 17 years and comprises 3 operational gites plus owner's private cottage. The property has a total of 15 bedrooms, 10 bathrooms spread around. -Main house with 7 bedrooms - Farmhouse with 4 bedrooms - Gite with 2 bedrooms bedroom - Owner's cottage with 2 bedrooms Its prime location is the reason for its success: 5 minutes from Lascaux Caves, a Unesco World Heritage site that attracts half a million visitors a year, 5 minutes to amenities, and 30 minutes to the major Dordogne attractions . The riverside setting is peaceful and secluded and the property is easily reached : Train station (10 minutes away) ,and nearest airport in Brive Souillac is just 35 minutes. It features a swimming pool , 450...

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

This stunning riverside property is nestled in 14 acres of cornfields, meadows and walnut trees in a peaceful setting. The 4 renovated Perigordian stone houses are set around a U-shaped courtyard and comprise: a Large House with 8 bedrooms, 6 bathrooms, 2 other Gites, a separate owner's accommodation, and several outbuildings and features a 10m x 4m swimming pool (fenced and alarmed), an outdoor playground, a covered play area, 350sqm courtyard, a covered terrace to seat 26, large parking area for at least 14 cars and almost half a kilometre of river frontage for private fishing on site.

Main house: a converted Perigordian farmhouse with living space of 216 sq m, sleeps 17 with original features of ochre stone walls and wooden oakbeams. The house has 8 bedrooms, 6 bathrooms spread on the ground and first floor, a spacious living room/dining room enough to seat up to 30 people, a large fully equipped kitchen, woodburner stove in the lounge & electric heaters in all the bedrooms. Very popular as a gite for large groups and convertible to a B&B during the off-peak periods due to its ensuite rooms thus offering flexibility and options for increasing income. Wall-mounted electric heaters in the bedrooms and woodburner stove in the lounge.

Gite 1: in front of the main house across the courtyard, bright and airy South-east facing stonehouse with living space of 96 sqm, 4 bedrooms, 2 Bathrooms...

LOCAL TAXES

Taxe foncière: 2580 EUR

NOTES