

Exquisite bourgeoise town house, currently run as Bed & Breakfast



INFORMATION

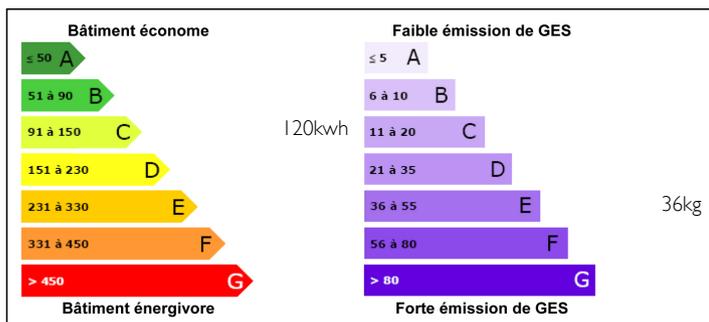
Town:	BOURDEILLES
Department:	Dordogne
Bed:	7
Bath:	7
Floor:	284 m2
Plot Size:	238 m2



IN BRIEF

This beautiful stone town house dating from the 18th Century has appeared in many French property magazines, because of its style and design features. Currently run as a Bed and Breakfast, this is an ideal opportunity to take on an up-and-running business. It is to be found in the village of Bourdeilles only 7km from Brantôme in Dordogne.

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

An exquisite property. The layout is as follows: On the ground floor: Entrance hall; lounge/dining room with large fireplace and French windows leading out on to a small (138m²) walled, private garden. Large industrial kitchen, fully equipped with gas range and ovens, fridges, and work table plus plenty of cupboard space. Back door leading outside to lane.. Small television lounge and cloakroom. On the first floor: landing with seating area, and four exquisite bedrooms with open stone walls and beams. Each bedroom is ensuite with shower room. Second floor: 3 bedrooms, all ensuite, one overlooking the famous Bourdeilles castle and with bathroom. One of these is a family bedroom with parent's bedroom and adjoining children's bedroom. This could also become a suite. Oil-fired central heating and double-glazing on front windows. Good-sized wine cellar and laundry room in the basement. Just over an hour from Bergerac airport. Bourdeilles is a very popular tourist town.

LOCAL TAXES

Taxe foncière:

1335 EUR

NOTES