

Near Sarlat – Character property, main house and 2 converted barn. Opportunity to run as a 5 bedroom B&B with restaurant and 3 bedroom gîte.



INFORMATION

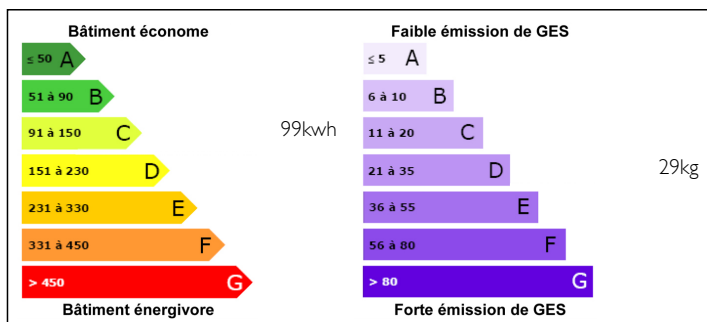
Town:	ST CREPIN ET CARLUCET
Department:	Dordogne
Bed:	10
Bath:	9
Floor:	580 m2
Plot Size:	8167 m2



IN BRIEF

18th century farm house comprising a 2 bedroom main house and 2 converted barns offering the opportunity to run as a 5 bedroom B&B with restaurant and 3 bedroom gîte. Set in 2 acres of garden.

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

Stone main house of about 130 m² with 2 bedrooms, 2 shower rooms, open plan living / dining / kitchen area, billiard room. In need of re-decoration. Staircase to the attic with potential to be converted.

A stone barn of about 245 m² has been converted into 5 bedrooms with shower rooms en-suite, a large reception / dining room.

A second stone barn of about 140 m² has been converted into a gîte with 3 bedrooms.

The two barns are linked by a building accommodating a professional kitchen.

MAIN HOUSE

Ground Floor

- Living / dining room (34 m²) with fireplace and wood burner
- Kitchen (18 m²) open plan
- Bedroom (18 m²)
- Bedroom (17 m²)
- Shower room (3 m²)
- WC (2 m²)
- Billiard room (25 m²) with en-suite
- Shower room / WC (3 m²)
- Utility / laundry room (6,8 m²)

Attic of about 80 m² could be converted.

Basement of about 87 m² with wine cellar, access only from the outside.

The house benefits from oil central heating.

STONE BARN

Ground Floor

- Reception / dining room (72 m²) with wood burner opening to large wooden terrace (63 m²)
- Bedroom (19 m²) with private terrace and en-suite
- Shower room / WC (5 m²)

LOCAL TAXES

Taxe foncière: **1988 EUR**

NOTES