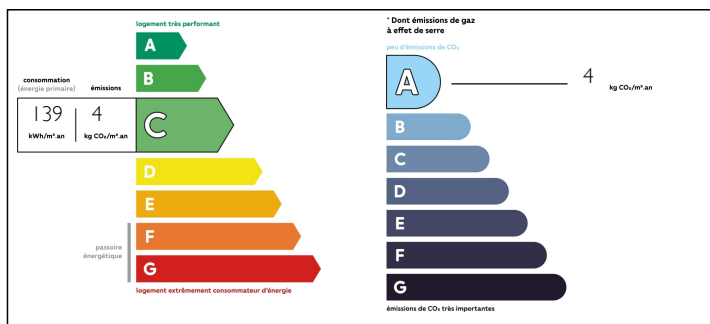


Blg 4 bedrooms house + 7 gites, nature, 4 ha, close to the river Dordogne ; great property and business !



ENERGY - DPE



INFORMATION

Town:	Sainte-Mondane
Department:	Dordogne
Bed:	17
Bath:	8
Floor:	580 m2
Plot Size:	51429 m2

IN BRIEF

Beautiful property with many gites that offers many possibilities and potential of growth. You have different stone barns, a nice layout of the domaine, and the possibility to increase the capacity. - Beautiful and large house of about 150 m2, with 4 large bedrooms, a beautiful living room with central fireplace and open kitchen, laundry room and shower room; all comfort with double glazing and central heating (heat pump). - Large swimming pool in the center of the plot, 4 ha adjoining of meadows, wood, vegetable garden (+ non adjoining agricultural parcels). - On various buildings, 7 cottages (2 to 3 bedrooms) and the possibility of increasing your capacity on a plot of 5600 m2 by accommodations of light tourism (chalet, yurts, caravans, small camp-site, etc...) Domain located 5 minutes from the river, between St Julien de Lampon and Gourdon; a magnificent tourist location. Schools and shops in St Julien, colleges, high schools,...

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.



LOCAL TAXES

Taxe foncière: 3250 EUR

NOTES

DESCRIPTION

IN DETAIL (APPROXIMATE SURFACES)

*** MAIN HOUSE : about 150 m2

Very nice stone house with very large and comfortable living room around a huge central fireplace, 4 bedrooms on the first floor.

Ground floor :

- Living room : 52 m2
- Open kitchen space, equipped (fridge, cooker, dishwasher) : 18 m2
- Laundry room : 8,50 m2
- Shower room : 4 m2
- Independent WC

1st Floor:

- Landing - corridor: 11 m2
- Independent WC
- Bedroom 1 : 18 m2
- Bedroom 2 : 16 m2
- Bedroom 3 : 18 m2
- Bedroom 4 : 17 m2

Central heating on the floor and radiator, by heat pump; fireplace

All the gites are sold furnished, ready to use.

*** GRANGE 1 : GITES 1, 2 and 3 : about 70 m2 per gite, MITOYENS + 1 Workshop

First barn transformed into 3 semi-detached gites, quite similar with : living room and open kitchen on the ground floor ; upstairs, 2 or 3 bedrooms, shower room-WC.

Convectors, cumulus, wood stove and gas bottles for the stove.

- Living room with kitchenette: 34 m2 approximately; wood stove, equipped kitchen (gas stove, microwave, dishwasher, washing machine, refrigerator)