

Super countryside property with 11 bedrooms, ideal family home or B&B activity, peaceful location - Dordogne



INFORMATION

Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	11
Bath:	5
Floor:	350 m2
Plot Size:	886 m2



IN BRIEF

Super countryside property with 11 bedrooms. Situated in a peaceful riverside location in the Périgord-Limousin Regional Nature Park, this property is versatile in that it would be perfect as a large family home and has excellent potential suitable as a bed and breakfast. An ongoing business activity is in place, this can be excelled and with permission, the bar could be reopened. The house is positioned in the countryside and is just a short drive from the touristic village of Jumilhac le Grand with its fairy tale chateau, bar, restaurant, village shop, chemist and doctor and a 15 minute drive to the market town of Thiviers which has all usual shops, services and a railway station.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

Oil central heating throughout.

HOUSE

GROUND FLOOR

Entrance 24m² (staircase to 1st floor, access to both wings)

Separate WC

Shower room 2m² (shower and hand basin)

Boiler room 5,8m² (oil fuelled boiler, rear aspect)

Right wing:

Main kitchen 24,5m² (range of base and wall units, front aspect, door to side garden)

Bedroom 1 - 9,6m² (perfect for a family suite with Bedroom 2, rear aspect)

Bedroom 2 - 10,8m² (perfect for a family suite with Bedroom 2, rear aspect)

Bedroom 3 - 9,9m² (carpet, rear aspect)

Left wing:

Hallway 3,4m²

Bathroom 5,7m² (bath, hand basin, tiled flooring, front aspect)

Lounge 23,6m² (currently used as a store room, lino, two windows to front aspect)

Bedroom 4 - 11,7m² (lino, rear aspect)

Bedroom 5 - 8,3m² (carpet, rear aspect)

FIRST FLOOR (wooden staircase)

Landing:

Wash area with two hand basins 2,48m²

Separate shower room 1,9m² (rear aspect)

Separate WC 2,4m²

Right wing:

11m² Hallway (carpet, emergency fire door access to side aspect)

Bedroom 6 with shower and hand basin - 12,48m² (front aspect, wardrobe)

Bedroom 7 with shower and hand basin - 9,28m² (front aspect, wardrobe)

Bedroom 8 with shower and hand basin - 9,44m²