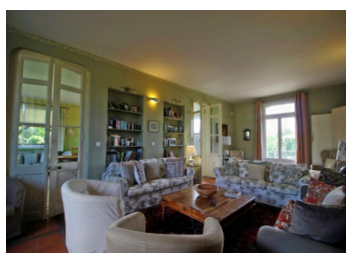


Bourgeois house with rental income on the banks of the Dordogne

EXCLUSIVE



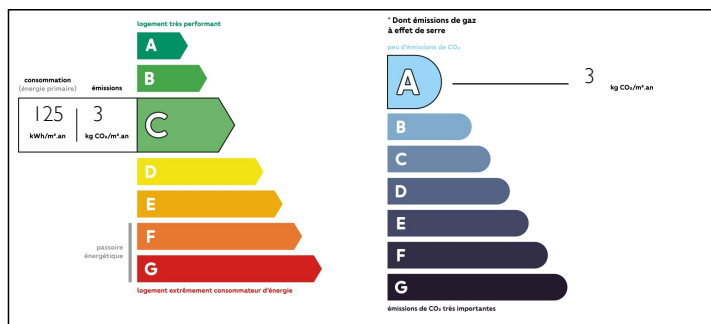
INFORMATION

Town:	Mouleydier
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	338 m2
Plot Size:	6500 m2

IN BRIEF

Beautiful 1902 bourgeois house currently used as a holiday rental. It is fully equipped and furnished, so you can start renting it out straight away. Its many advantages will delight your customers: peace and quiet, views and access to the Dordogne, proximity to shops and Bergerac (airport 10km away), not forgetting the heated infinity pool and magnificent terraces. The house has a lovely private driveway with gate. In short, an ideal place to set up a restaurant, chambres/tables d'hôtes in a marvellous location, or simply the project that's closest to your heart. A must-see !

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: 849 EUR

NOTES

DESCRIPTION

This 264 m² town house will charm you with its many assets, its authentic features and its great comfort.

She has its own personal, private access road.

The house is currently rented in its entirety, but you could easily turn it into a B&B.

A restaurant project would also be possible given the size of the rooms in the main house.

This property is located in the heart of a small, dynamic village with all amenities within easy reach.

The icing on the cake ... a breathtaking view of the Dordogne and direct access to the riverbanks.

Details of the rooms and fixtures and fittings of the house :

On the ground floor there is an entrance hall, an office/storage room, a large living room with a wood-burning stove, a large dining room with access to a magnificent pergola, a fully equipped kitchen and a separate toilet. On the 1st floor there is a large landing, 4 bedrooms, two of which are en suite (shower or bath, wc and washbasin) with balconies, a shower room with wc and a large covered terrace with views over the Dordogne.

The second floor comprises a large landing, 4 bedrooms including two en suite (shower, wc and washbasin), two shower rooms (one with shower and the other with bath) each with wc.

Cellars under the entire house house a workshop, a wine cellar, a boiler room and a laundry room.

Salt water heated swimming pool (10x5)

Mains drainage.

Partial glazing.

Town gas heating, wood-burning stove and reversible air conditioning in...