LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27518ANW24 Price: 575 000 EUR

agency fees to be paid by the seller

Beautifully restored principal residence, gites and two heated pools set in a peaceful hamlet







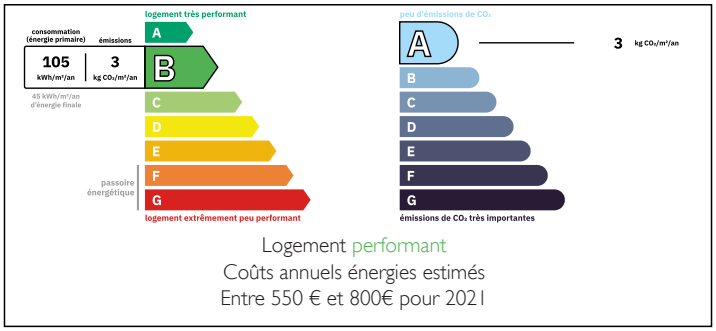








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 550 € et 800€ pour 2021

INFORMATION

Town:	Capdrot
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	393 m2
Plot Size:	4583 m2

IN BRIEF

An excellent opportunity to buy a thriving business or a multi-generation home to entertain family and friends.

Sold as a turnkey business with all equipment and furnishings included in price.

Situated in a quiet hamlet close to the acclaimed tourist town of Monpazier, this beautifully restored farm retains the charm of its original features while adding modern comforts.

The restoration includes high levels of insulation and several air source heat pumps which provide heating and cooling to the houses and the salt water pool. New DPE rating for each of the three properties.

The houses are currently run commercially with the owners living on-site in one dwelling and the other two rented with a substantial income. This

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.

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LOCAL TAXES

Taxe foncière:	**1267 EUR**

NOTES

DESCRIPTION

This is a turnkey business opportunity with a strong list of returning clients with bookings taken for 2027.

the selling price to include all furnishings, equipment and automated in-ground pool with 30 year warranty remaining. The nominal price of the equipment is 20,000€ meaning that the value of the immobilier for notaire fees is reduced by this amount.

Main House
Large open plan dining/living room with an adjacent kitchen equipped with quality equipment and adjacent utility room. Three double/twin bedrooms and two bathrooms and separate toilet. A large dining room in the garden room and a new (2023) 10x4 salt water heated pool.

House two
Entrance hall with well-equipped open plan kitchen, dining room, lounge and a double bedroom with bathroom on the ground floor with independent access. Upstairs there are two further twin bedrooms with en-suite bathrooms and a new (2022) 5x3 heated pool.

House three:
A modern CHALET with a kitchen area leading to an open plan living area, with a bathroom, separate toilet, hot tub and separate laundry room. Double exposure French doors offer breathtaking views of the meadow. A double bedroom with views over the surrounding fields has permission for an en-suite bathroom and a further double bedroom beyond if required.

Additional outbuildings of 220sqm and 100sqm and three former pig styes offer additional storage and renovation potential.

High speed internet connection provided through Starlink installation.