LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38548NB24 Price: 540 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR without fees)

PERIGORD NOIR - Amazing huge stone property, authenticity, 10 bedrooms, 18ha secluded - former B&B and gite















INFORMATION

Town:	Sainte-Mondane
Department:	Dordogne
Bed:	10
Bath:	6
Floor:	445 m2
Plot Size:	178660 m2

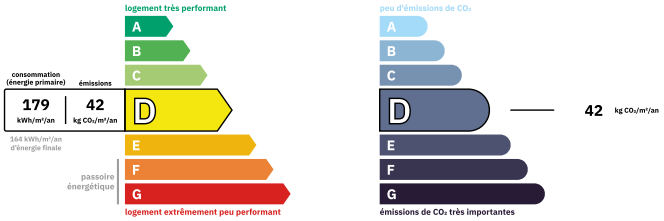
IN BRIEF

PERIGORD NOIR - Located 5 minutes from the Dordogne, this former farmhouse and inn has incredible character, charm and potential. Having been on stand-by for 2 years, it won't take much to revive this superb Périgord farmhouse surrounded by its 18 hectares of woods, meadows, vineyards and orchards.

After following a beech path through a vineyard and orchard, you pass through a magnificent stone porch and first discover this huge stone farmhouse, which offers every comfort.

Built over cellar and first floor, with underfloor central heating throughout, you'll welcome your guests in a huge living room with inglenook fireplace and adobe floor; the 5 en suite guest rooms will need some updating, but retain their charm and character.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7760 € et 10550€ pour 2023

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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NOTES

DESCRIPTION

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Built over cellar and first floor, with underfloor central heating throughout, you'll welcome your guests in a huge living room with inglenook fireplace and adobe floor; the 5 en suite guest rooms will need some updating, but retain their charm and character. Some rooms are on one level (PMR-approved); you also have a semi-professional kitchen if you wish to relaunch a table d'hôte, and benefit from 70 m2 of bedroom/sitting room for the private part.

On the estate, you'll also find a stone gite with kitchen/dining room, living room and 2 bedrooms; a huge hangar with former laboratory/professional kitchen on the ground floor (the farm inn used to offer local produce) and the entire first floor available for use.

Surrounded by 18ha of woodland, meadows, vineyards, orchards and vegetable garden, the property is ideal for relaunching a tourist farm inn and moving upmarket.

No activity for 2 years, no balance sheet or figures to provide.

Please contact me to talk about your project!

Information about risks to which this property is