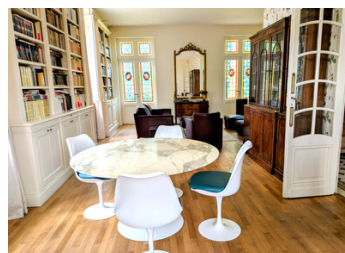
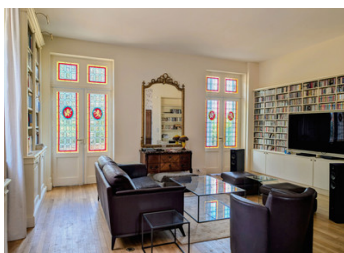


Maison de Maître, eight bedrooms, gîtes potential, large living room, recent kitchen, close to town centre



INFORMATION

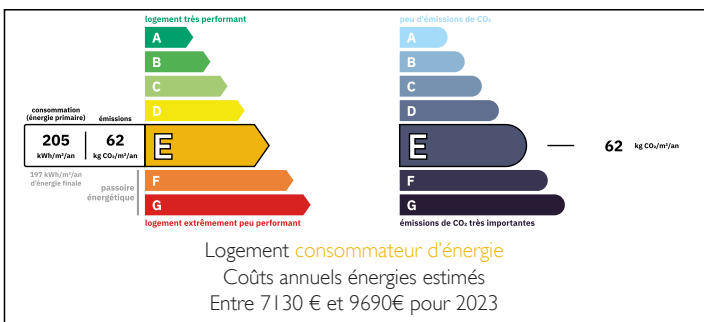
Town:	Le Buisson-de-Cadouin
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	279 m2
Plot Size:	5884 m2



IN BRIEF

A wonderful Maison de Maître within walking distance of Le Buisson de Cadouin with its shops, restaurants and popular weekly market. The property offers a unique opportunity as a boutique hotel, Bed & Breakfast; the possibility of two gîtes, or as an impressive business office or headquarters. Past its iron gates, the property includes the main house (279 m2 habitable) with an entrance hall with floor tiles; a large L-shaped living room and library with parquet floors (approx. 50 m2) and with stunning stain-glassed French doors leading to the garden. On the same floor there is a modern kitchen and an office with stained-glass windows, parquet floors and an open fireplace. Please click below on 'Read the Complete Description' or on 'Read More' for additional details...

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.



DESCRIPTION

Up the wooden staircase, which is in the tower, there is a bathroom on the landing and four large bedrooms on the first floor (one with a sink/bidet; one with a private balcony; and one with an en-suite shower/WC).

On the next landing there is a shower room/WC. A further four well-proportioned bedrooms and a smaller room make up the second floor. All the rooms on this floor have recently been decorated. The bathroom and the two shower rooms have recently been renovated.

The semi-basement has a laundry room; a heating room (heating oil boiler from around 2023 for the central heating system); a wine cellar; and a storage area.

Outside, there is a one-room building (approx. 40 m²) which is currently used as a billiard room. With its splendid open fireplace and original floor tiles, this could (with planning consent) be converted into a gîte. An old guardian's house with its attached outbuilding, with several rooms and two floors, needs to be renovated. The garden includes several mature trees; a summer kitchen/BBQ area (approx. 10 m²); a larder; a greenhouse (which needs to be rebuilt); and two additional outbuildings.

LOCAL TAXES

Taxe foncière: 4000 EUR

NOTES

Please ask for more photos.

Room Sizes (Approximate)

Ground Floor

Living room with Library – 50 m²

Kitchen – 24 m²

Office – 15 m²

First Floor

Bathroom – 6.5 m²

Bedroom 1 (with balcony) – 15.23 m²

Bedroom 2 – 15.41 m²

Bedroom 3 (with sink/bidet) – 23.57 m²