

An Exceptional Holiday Rental Complex with 2 Swimming Pools, Incredible Views and 20 Acres Near Eymet



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	16
Bath:	10
Floor:	688 m2
Plot Size:	80646 m2

IN BRIEF

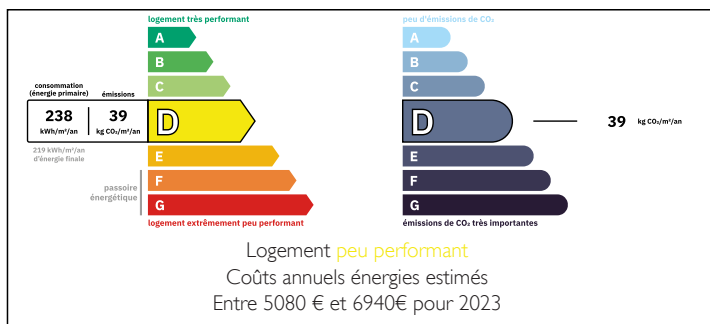
Established holiday rental complex with five individual guest cottages, set in 20 acres of peaceful Dordogne countryside, just 10 minutes from the sought-after bastide town of Eymet. This characterful stone farmhouse and guest accommodation offer a successful business with repeat clientele and excellent potential for further development.

The spacious 4-bedroom owners' house combines period features and plenty of character, with its own private swimming pool and hot tub. Each of the five guest cottages is equally full of charm, featuring exposed stone walls, and private outdoor terrace/seating areas.

Beautiful gardens, woodland and open fields create a wonderfully tranquil setting, while Bergerac and its international airport are easily accessible. Bordeaux, historic villages, châteaux and the many attractions of the Dordogne are all within easy reach. A rare opportunity to acquire an established tourism



ENERGY - DPE



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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: 2926 EUR

NOTES

DESCRIPTION

Full of character and charm, this exceptional stone property has welcomed repeat holiday guests for many years. Just a few kilometres from Eymet, it combines a spacious owners' residence with five separate guest accommodations, offering an excellent opportunity for an established holiday business, extended family living or a substantial home with strong rental potential.

The main house benefits from gas-fired underfloor heating, while each guest cottage has its own wood-burning stove.

OWNERS' RESIDENCE – 206 m² - 4 Bedrooms | 3 Bathrooms | Garage and Pool

Ground Floor: Dining Room (31 m²), Lounge (31.12 m²), Kitchen (43.17 m²) with pantry, Bedroom 1 (10.53 m²), Bedroom 2 (15 m²) with ensuite bathroom (11 m²), Corridor (5 m²), Utility Room (7 m²), WC (2 m²).

First Floor: Bedroom 3 (21.12 m²) with ensuite (12.21 m²), Bedroom 4 (12.28 m²) with ensuite (5.52 m²). Garage – 25 m².

GUEST COTTAGE 1 – 87 m² - 4 Bedrooms | 2 Bathrooms

Ground Floor: Dining Room (15 m²), Living Room (15 m²), Bedroom 1 (11.29 m²), Shower Room (6 m²). First Floor: 3 Bedrooms (11.34 m², 7.58 m² and 11.23 m²), Bath/Shower Room (6 m²).

GUEST COTTAGE 2 – 112 m² - 3 Bedrooms | 2 Bathrooms

Ground Floor: Kitchen/Dining Room (16 m²), Sitting Room (32.34 m²), Bedroom 1 (18.62 m²), Shower Room (6 m²). First Floor: Bedroom 2 (20.20 m²), Bedroom 3 (11.27 m²), Bathroom (7 m²).

GUEST...