

Elegant home with 4 independent rentals, mature garden, direct access to the river. Touristic village location



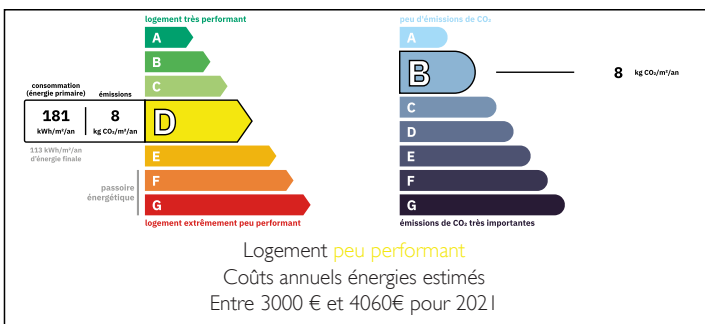
## INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	7
Bath:	7
Floor:	264 m <sup>2</sup>
Plot Size:	2677 m <sup>2</sup>

## IN BRIEF

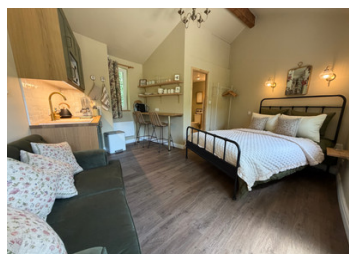
Spacious and versatile family home with 3 independent guest suites and a self-contained studio gîte, currently operating as a successful rental business. The layout offers excellent flexibility for those seeking a large family residence, income-generating accommodation, or a combination of both. Set within mature gardens with direct access to the river, the property enjoys a peaceful location on the edge of a popular tourist village in the heart of the Parc Naturel Régional Périgord-Limousin. Within walking distance, the village offers a bar-restaurant, bakery, local shop, doctor and school, while numerous walking trails, leisure lakes and outdoor activities can be enjoyed throughout the surrounding countryside. Supermarkets and additional amenities are just a short drive away, and Limoges Airport can be reached in under an hour. There are also train stations not too far away, making the property easily...

## 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

Currently operating as a chambre d'hôtes with four exterior suites/studio each with an independent entrance, the property offers the rare advantage of allowing the hospitality business to function entirely separately from the owners' accommodation, with no need for guests to access the main house. The flexible layout can also provide a spacious five-bedroom family home, all with en-suite bathrooms, while retaining two independent studios for guests, extended family or income generation. Built at the start of the 1800s, this property is truly beautiful and eye-catching, it retains so much character with elegant fireplaces, beam features, authentic wood flooring and charming blue shutters. The property benefits from recent double glazed windows and doors, wood burners and electric radiators. The property is connected to fibre and has a septic tank.

## LOCAL TAXES

Taxe foncière: 1255 EUR

### MAIN HOUSE

#### GROUND FLOOR:

LIVING ROOM 35.43m<sup>2</sup> wood burner, exposed stone walls, beams.

DINING ROOM 35.52m<sup>2</sup> fireplace with wood pellet burner, door to front aspect.

KITCHEN 16.27m<sup>2</sup> cottage style kitchen with tiled floor and window to side aspect.

SEPARATE WC

#### FIRST FLOOR:

LANDING (access into a suite bedroom)

BEDROOM 1 - 27.21m<sup>2</sup> wood flooring, large windows, double doors with Juliet balcony to front aspect.

- EN-SUITE 6.81m<sup>2</sup> stand alone bath, shower, WC, hand basin, window to rear aspect.

BEDROOM 2 - 12.87m<sup>2</sup> ornate fireplace, wood flooring, window to front aspect.

- EN-SUITE 5.85m<sup>2</sup> shower, WC and hand basin.

LAUNDRY ROOM 5.35m<sup>2</sup>

#### SECOND FLOOR:

BEDROOM 3 - 16.56m<sup>2</sup> dormer window to front

## NOTES