

A magnificent, characterful estate comprising a main house and four holiday cottages set in 15 acres. Magical!



INFORMATION

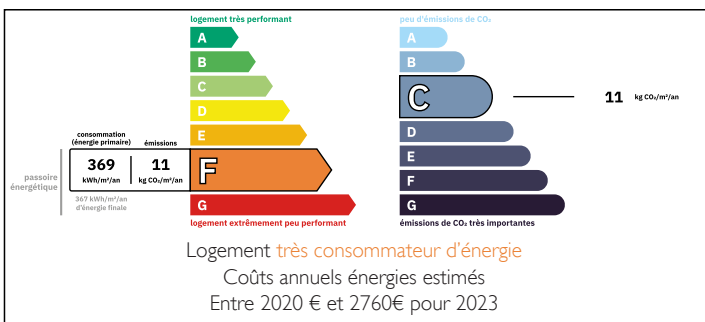
Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	13
Bath:	9
Floor:	400 m ²
Plot Size:	63616 m ²



IN BRIEF

In the vicinity of Argentat-sur-Dordogne; ideally situated in a peaceful natural setting, come and visit this exceptional and fully-equipped holiday complex. Three separate buildings (the main house, a beautifully renovated barn and a self-contained studio) offer accommodation for 24 people (10 bedrooms and 8 bathrooms), 63,616 m² of land (7,440 m² of garden and 56,216 m² of woodland), a fertile orchard and numerous relaxation areas. Excellent standard of facilities, a loyal and regular clientele. Good turnover with genuine prospects for growth.

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

The main house comprises two separate living areas: the main living area and a two-bedroom holiday cottage, as well as four cellars in the basement, one of which houses a fully functional bread oven. The main house has been renovated and is fully equipped (slate roof, double

glazing, a powerful wood-burning stove, wood-fired central heating, fibre-optic internet, etc.); on the ground floor, it comprises: a living room with a wood-burning stove (24m²), a kitchen with a cantou (33m²), a study/bedroom (15m²) and a toilet.

Upstairs, there are three spacious bedrooms (15m², 20m² and 26m²) and a 7.5m² bathroom with a walk-in shower and a bath.

The holiday let within the main house comprises a 42m² living room opening onto the kitchen and dining room, with a sunken hearth fitted with a powerful wood-burning stove. On the ground floor, you will also find a 7.5m² bathroom with a shower and a separate toilet. Upstairs are two bedrooms measuring 8m² and 9m² (Carrez Law).

The fully renovated barn houses two holiday cottages and a large workshop that could be converted into a third holiday cottage.

On the ground floor of the large holiday let, you'll find a spacious 75 m² living/dining room, a fully equipped 12 m² kitchen and a toilet. Upstairs, there are five bedrooms ranging from 12 m² to 17 m², each with its own en-suite bathroom with a shower. Right next door, on the upper floor of the barn, you'll find the second holiday let with...

LOCAL TAXES

Taxe foncière: **2681 EUR**

NOTES