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Ref: A47576LC24 Price: 205 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

Spacious 11-Bedroom Property with Business Potential, Detached Hangar and Riverside Garden - Dordogne















INFORMATION

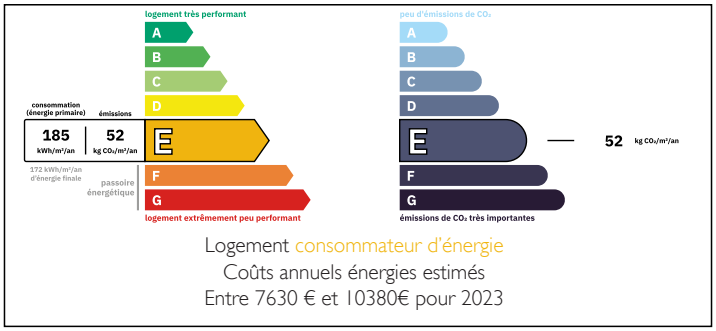
Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	11
Bath:	5
Floor:	304 m2
Plot Size:	5105 m2

IN BRIEF

Super countryside property with 11 bedrooms. Situated in a peaceful riverside location in the Périgord-Limousin Regional Nature Park, this property is versatile in that it would be perfect as a large family home and has excellent potential suitable as a bed and breakfast, bar and restaurant. Along with a 200m² hangar and spacious garden, this property sits alongside the edge of a river.

The property is positioned in the countryside and is just a short drive from the touristic village of Jumilhac le Grand with its fairy tale chateau, bar, restaurant, village shop, chemist and doctor and a 15 minute drive to the market town of Thiviers which has all usual shops, services and a railway station.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7630 € et 10380€ 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

A fantastic opportunity to acquire a substantial and versatile 11-bedroom property, formerly operated as a successful B&B, bar and restaurant.

Offering generous living accommodation and excellent potential for a variety of uses, this property would make an ideal large family home, guest accommodation, hospitality business or events venue.

The property is thoughtfully arranged into two wings. The right-hand wing comprises the bedrooms, offering plenty of space for family and guests alike. The left-hand wing provides a separate guest lounge complete with ornate fireplace and a bar, a second independent kitchen and bar with access to a rear terrace – ideal for entertaining or commercial use.

Externally, the property has a substantial detached hangar of approximately 200m², offering excellent storage facilities or the potential to create an events hall.

The garden extends alongside the river and provides a peaceful outdoor setting with plenty of space to relax, entertain or further develop the property's potential.

Although the property would benefit from some modernisation and updating, it is fully habitable as it stands, with good-sized rooms throughout and oil-fired central heating serving the property.

Whether you are looking for a spacious family residence with room for everyone, a ready-to-revive hospitality business, a chambre d'hôtes, or a property with scope for events and entertaining, this is an opportunity offering space, flexibility and enormous potential.

A property with multiple possibilities, generous accommodation and a beautiful riverside setting.