

Stone property with potential B&B business, swimming pool and outbuildings beautifully renovated.



INFORMATION

Town:	Sarlande
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	260 m2
Plot Size:	9534 m2

IN BRIEF

Property situated in a calm little village only 10 minutes from St Yrieix La Perche where you will find all your local amenities.

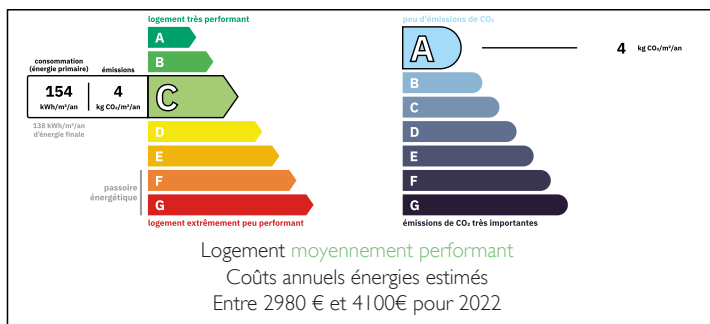
The property has been renovated, fitted with wood pellet central heating, double glazing and insulation recently fitted.

The land is around 9500m² with swimming pool and outbuildings.

Altogether there are 8 bedrooms which were once used as a B&B, this activity could be started up again if wished! There is also a barn which could be transformed into more living space (gite etc).



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 property is around 220m², composed of an entrance leading onto a lounge area with woodburner, large dining room, fitted kitchen with eating area, large ensuite bedroom also with a sitting area, shower room, WC.

The two upper levels lead onto the bedrooms, where you will also find a WC, two bathrooms, 3 shower rooms, terrace and swimming pool, garage/outbuilding of 220m², there is also a water well with the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES