



REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9179CHG**

Price : **878 000 €**

Location : **Aquitaine / Dordogne**



Périgord Noir, at the heart of a nice medieval village, Boutique-Hotel offering 10 character bedrooms, a shop, 2 lounges, diners room, garden, official accommodation, popular location close to major tourist sites.





Ref : 9179CHG	Location
Living space : 700 m² Total potential : 900 m² Land surface : 491 m² Dependences : no Pool : no Advantages : Charm and character Spacious bedrooms, in very good condition	 Region : Aquitaine Department : Dordogne
Price : 878 000 € agency fees included	

Price : 820 000 €, without fees

Fees of 6.6% TTC to be paid by the buyer

Full description

Périgord Noir, at the heart of one of the nicest medieval village in France, 3 stars Boutique-Hotel offering 10 character bedrooms with character and space, from 25m² to 60m², air conditioned, with bathrooms and independent wc, including one for persons with reduced mobility.

A shop or workshop with independent entrance from the street, 2 lounges, breakfast or diners room overlooking a small garden with independent access, possibility to create a teahouse for example, official accommodation of 70m².

Popular location close to major tourist sites and golf course.

A lot of charm, inside and outside.

Street floor :

Entrance 7m² with intercom and entry code

Desk lounge 24m²

Reception office 10.42m²

Shop 20m², with independent access from the street and from the hotel

Corridor to central staircase 14.70m²

Bedroom 1 : for persons with reduced mobility, 41.28m²

Up to standard, access to private entrance, 160cm bed, bathroom with Italian shower, bathtub, independent wc

Private apartment of 70m²

Entrance 3.60m²

Bedroom 2 : 18.60m², access to private terrace, bathroom 4.91m² with bathtub, double sink, independent wc

Lounge 23.52m², pellet stove, 2 windows, a French window

Bedroom 3 : duplex 13.20m², bathroom 5.60m²

Bedroom 4 : 48m², triple, 3 beds 110x190, bathroom, independent wc, entrance, 2 windows



Technical room : 8m²

2 hot water tank of 1000L, hot water on a loop, anti-legionnaire's disease treatment for the air conditioning system

Garden floor

Bedroom 5 en suite : 52.50m², in a gorgeous vaulted room, lounge and bedroom with bathroom, independent wc, bed 140 + bed 110

Landing, dining room 20.74m²

Equipped kitchen 13.84m²

Breakfast room 50.30m² opened onto the garden, pellet stove

Bar 14m²

Sanitary space 8.40m², 1 wc for men, 1 wc for women

Large lounge 46m², reachable from a second street, fire place with wood stove, entrance door in massive wood, 3 wooden glazed doors, 1 window.

First level

Landing 10.40m²

Bedroom 6 en suite, bed 160x120 : 36.48m², lounge 14.69m², bathroom and independent wc

Bedroom 7 double : 29.40m², 2 windows on street side

Bedroom 8 double : 25.65m², entrance, 1 window, former fire place, cupboard, bathroom, independent wc

Bedroom 9 double : 29.14m², 2 windows on street side, bathroom, independent wc

Second level

Bedroom 10 double : 26.68m², bathroom, independent wc

Bedroom 11 double : 29.64m², bathroom, independent wc

Bedroom 12 quadruple : 60.20m², 2 separated night area, bathroom, independent wc

The hotel is air conditioned

Electric heating, 2 wood stove, pellet stove

All windows frames are double glazed

2 hot water tanks of 1000L, hot water on a loop, anti-legionnaire's disease treatment

Water softener

Air conditioning system

Telephone switchboard

WIFI in every bedroom

3 entries possible, through reception, lounge, garden

Wine cellar

The combination is sold premises and business assets, indivisible.



