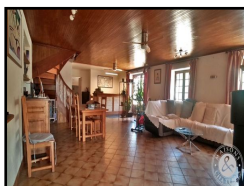
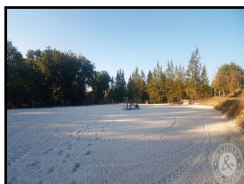




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : 9886LRC
- Price : 1 000 000 €
- Location : Aquitaine / Dordogne



Dordogne, Périgord noir, in a hamlet near Les Eyzies, 4-hectare estate of stone buildings. This exceptional property has been designed as a gîte, bed and breakfast, chalets and 184 m² restaurant.





Ref : 9886LRC	Location
Living space : 455 m² Total potential : 1 920 m² Land surface : 4,6 Ha Dependences : yes Pool : yes Advantages : Lascaux Les Eyzies	 Region : Aquitaine Department : Dordogne
Price : 1 000 000 €	

Fees to be paid by the vendor

Full description

In the Dordogne, in the Périgord Noir region, in a hamlet not far from Les Eyzies and Sarlat, an estate of more than 4 hectares comprising several stone buildings. This vast, exceptional property has been designed to provide accommodation, gîtes, chambres d'hôtes, chalets and a 184 m² restaurant with licence 4. It comprises a 148 m² main house with 3 bedrooms, a 107 m² gîte with 3 bedrooms and 4 buildings with a total of 9 bedrooms. A 16 x 6 m swimming pool, 3 farm buildings, 2 wooden chalets, an old tobacco drying shed and various storage areas complete the property.

The 148 m² main house comprises :

Living room: 52 m²

With fireplace / wood burner

Kitchen: 21.50 m²

Dressing room: 3.50 m²

Toilet with washbasin: 1.50 m²

First floor:

Landing of 6.50 m² leading to,

Bedroom 1: 10.50 m²

Bedroom 2: 10 m²



Bathroom with toilet: 11 m²

The bathroom is accessible from both bedrooms.

Bedroom 3: 20.50 m²

With shower room and wc: 11.50 m²

Adjoining and accessible from the house,

Dining room with veranda: 143 m²

Professional kitchen: 35 m²

2 toilets with washbasins for customers: 6 m²

Basement :

Garage 1: 20 m²

Garage 2: 45.50 m²

Laboratory / canning room: 38 m²

With cold room: 6.50 m²

Cellar: 22.50 m²

The 107 m² gîte comprises:

Kitchen : 19 m²

Wc : 2.50 m²

Living room : 18 m²

Wc : 1.50 m²

Bathroom: 4.50 m²

The living room, toilet and bathroom can be used separately from the gîte as a chambre d'hôte, thanks to independent external access.

First floor:

2 m² landing leading to :



1 m² WC

Bedroom 1: 14.50 m²

With bathroom/shower: 7.50 m²

And dressing room: 2 m².

Second floor:

Landing of 4 m² leading to :

Bedroom 2: 11 m²

Bedroom 3: 11 m²

Shower room: 4 m²

with Italian shower

Basement:

Cellar : 25 m²

4 other houses have guest rooms:

Building 1 :

Chambre d'hôte 1: 13 m²

With shower room: 3 m²

With toilet: 1 m²

Building 2 :

Guest room 2: 19 m²

With shower room: 4.50 m²

With toilet: 2 m²

Building 3:

Garden level :

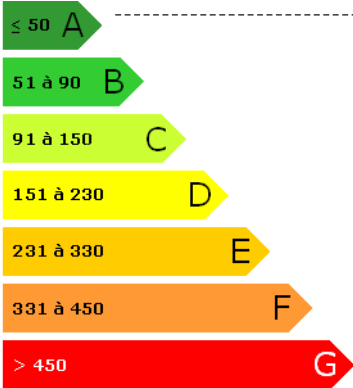
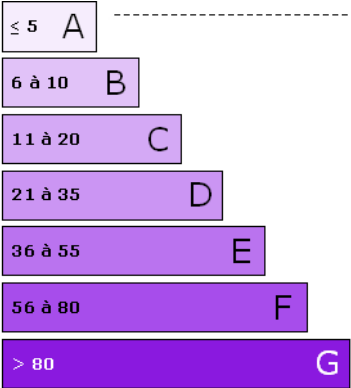
Laundry / linen room: 25 m²

With wc

Utility room with oil-fired boiler.



**Absence de factures de consommations relevées d'énergies,
le Diagnostic de performance énergétique ne peut pas être classé dans son
étiquette logement économe ainsi que dans son étiquette d'émission de GES.**

Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe  Logement énergivore		Faible émission de GES  Forte émission de GES	
Logement  kWhEP/m².an		Logement  kg éqCO2/m².an	

