

Rare opportunity to purchase this beautifully renovated house, with potential for B&B and gites.



## INFORMATION

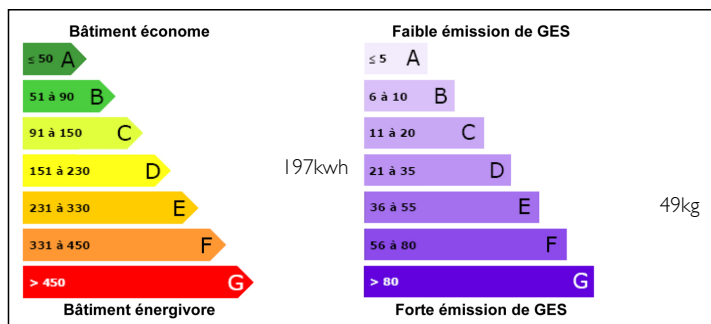
Town:	Excideuil
Department:	Dordogne
Bed:	13
Bath:	9
Floor:	515 m2
Plot Size:	2509 m2

## IN BRIEF

You will find around 515m<sup>2</sup> of living space for this vast, magnificent property, which has been fully renovated with high quality materials throughout. The property is composed of a main house, 2 large guest apartments, a spacious barn/outbuilding and the enclosed garden of 2500m<sup>2</sup>. Overlooking the pretty chateau in Excideuil in the Green Périgord, you will find beautiful views and easy access by foot to all amenities. The property was formerly used as a chambre d'hotes/table d'hotes, but is currently used as a large family home. There is no work to be done. All the furniture has been recently purchased, a new roof was also fitted, new plumbing system, new oil central heating system and connection to mains drainage.



## 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.



## LOCAL TAXES

**Taxe foncière: 3091 EUR**

## NOTES

## DESCRIPTION

The house comprises on the ground floor  
An entrance hall/reception area leading to the dining room/living room with original fireplace.  
A bar/music room.  
Hallway leading to a newly fitted kitchen with solid wood worktop, back kitchen with storage space.  
Breakfast room.  
WC with wash basin and storage area.  
Access to the cellar.

The beautifully renovated wooden staircase with wrought iron banister leads to the first floor where you will find a large landing opening onto 4 spacious, comfortable ensuite bedrooms, some of which have their own private balconies with view over the chateau.

The staircase then leads to the second floor where you will find another bedroom with ensuite shower room, and a small studio with kitchenette, lounge area, storage area and a second large bedroom with shower room and WC.

Basement: Large storage area, laundry room, boiler room, utility room and cold chamber.

Guest flat (access on the left side of the property): 75m<sup>2</sup> with entrance onto lounge/dining room and fitted kitchen, 2 bedrooms and a shower room with WC.

There is also an independant bedroom of 16m<sup>2</sup> with private shower room and WC.

First floor (access from the left side of the property also):

You will find an apartment of 90m<sup>2</sup> composed of a kitchen, dining room/living room, bathroom, WC, and 4 bedrooms. This part of the house has not been fully renovated, but is liveable straight away.

Exterior: A large barn of 140m<sup>2</sup>, excellent for storage space, but this also could be transformed