

FOR SALE BERGERAC: Set of 9 gîtes on beautiful wooded grounds, including fishing pond and swimming pool.

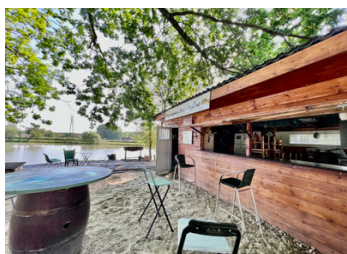


INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	11
Bath:	9
Floor:	300 m2
Plot Size:	30503 m2

IN BRIEF

FOR SALE, IN BERGERAC: This set of 9 gîtes is set in 30,500m2 of landscaped parkland, with a swimming pool and fishing pond, all fully fenced and secure. A chalet at the entrance welcomes year-round customers, fishing enthusiasts and vacationers alike. A great business not to be missed!

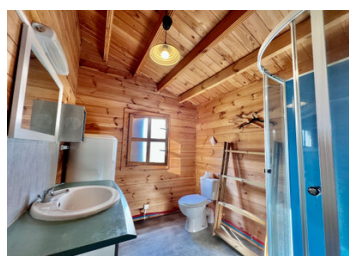


ENERGY - DPE



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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 entire park is fully fenced and secure.

A parking lot at the entrance makes parking easy for guests and vacationers.

The 9 chalets are rented year-round (by the month in the off-season from September to the end of June), by the week or by the night or 5 days in the high season (from July to the end of August).

Chalets:

- 5 chalets of around 25 m2 comprising a living room, open-plan fitted kitchen, shower room with WC, bedroom and private terrace.
- 2 chalets of 35 m2 comprising a living room, open-plan fitted kitchen, shower room, WC, bedroom and private terrace.
- 2 chalets of 45 m2 comprising a living room, open-plan kitchen, shower room, WC, two bedrooms and private terrace.

NOTES

Various activities are offered to guests, with fishing being the main attraction for amateurs and regulars of the area, as well as wine tasting from the surrounding châteaux and estates (Monbazillac, Pechamant, etc ...). For those who wish to relax, massages can be booked on request.

The park is open to all, as is the swimming pool. A lovely area has been laid out under the trees with tables and chairs to enjoy a drink or a meal by the pond.

The location is ideal for holidaymakers wishing to visit this beautiful region: Château de Monbazillac (3 km), Château de Bidoire (8 km), the historic center of Bergerac (2 km), Bergerac airport (2 km), the medieval village of Issigeac (famous for its Sunday morning market) (12 km), the beautiful...