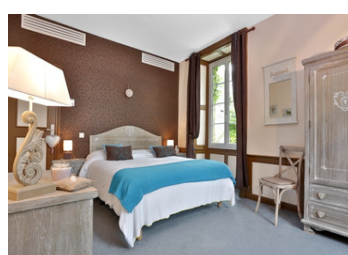
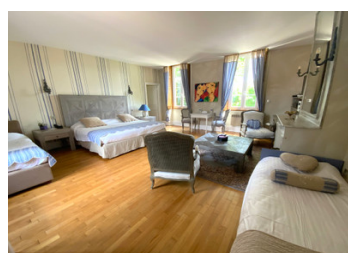
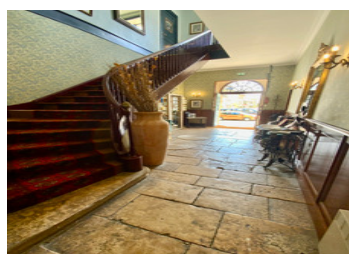
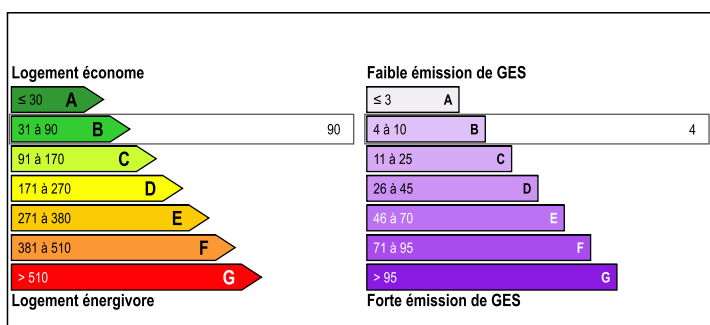


## Black Perigord - Idyllic Boutique Hotel with restaurant and private owners accommodation on the river banks



## ENERGY - DPE



## INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	14
Bath:	0
Floor:	966 m2
Plot Size:	5163 m2

## IN BRIEF

This 19th-century mansion has been tastefully remodeled into a charming hotel, located in the heart of an authentic Perigordian market town. Sitting on the river banks of the Vézère, near the famous Unesco World Heritage prehistoric site that attracts thousands of visitors annually; this delightful 3 star hotel offers the best of both worlds, walking distance to all the town's amenities but tucked away enough to be a peaceful getaway.

Beloved for its quirky and eclectic rooms, this wonderful hotel has garnered some excellent reviews nationally and internationally over the years. Boasting 14 bedrooms, a large 2 bedroom apartment and a separate owners house. Large and well maintained garden with a small stone built gazebo at the end of the grounds which can be further developed as a wedding "chapel".

Large swimming pool that is privately screened off

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 habitation: EUR

## NOTES

## DESCRIPTION

Original large stone stairs lead to front entrance of the hotel into the lobby (20.7 m<sup>2</sup>) with its original 14th Century stone floor that has been magnificently restored and maintained.

Wooden staircase leads up to the hotel's upper floors.

The small bar & reception area is located at the back of the lobby, access to the kitchens can be found behind the bar.

Reception/bar area: 15.8 m<sup>2</sup>

Fully equipped industrial kitchen 48.43m<sup>2</sup> + 17.94m<sup>2</sup>

Opposite the bar/reception area is the breakfast room (19.1 m<sup>2</sup>) housing coffee machines, juice dispensers and various tables for breakfast buffet display.

The far end of this room has french doors leading out to the dining terrace, and exit to the premises straight onto the riverbank parking.

Seated dining rooms are off on the left hand side of the room, 54 m<sup>2</sup> and the salon is on the right handside 19.1 m<sup>2</sup>

There is also an office (20 m<sup>2</sup>), laundry room (12.3 m<sup>2</sup>), storage rooms and toilets (6 m<sup>2</sup>) on this level.

The upper floors can be accessed via the main wooden stairwell in the front lobby or the wheelchair accessible lift/elevator.

Floor 2 has 7 bedrooms (sizes range from 15m<sup>2</sup> to 27m<sup>2</sup>) and large family suites (34 m<sup>2</sup>) along with a library (28 m<sup>2</sup>) and piano salon (34 m<sup>2</sup>).

Floor 3 has 7 bedrooms (sizes range from 15m<sup>2</sup> to 27m<sup>2</sup>) and a large family suite (40 m<sup>2</sup>)

This floor has a stairwell leading up to the 4th floor