

A characterful, period townhouse, already run as a short-let business with a large garden and stunning views.



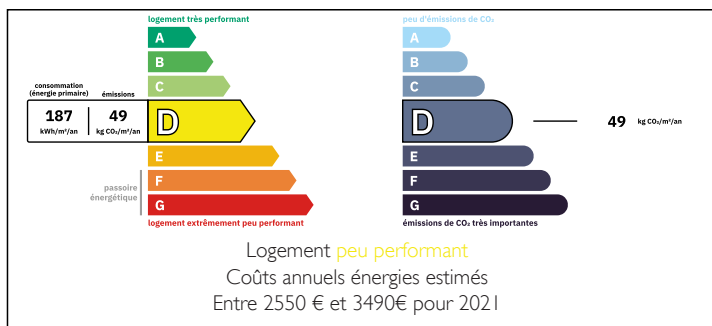
INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	165 m2
Plot Size:	980 m2

IN BRIEF

A charming stone, village house of 165m2, which was built in 1828 and still has the original bread oven. It has 4 bedrooms, one on the ground floor, a large open plan kitchen/diner, a sitting room, a family bathroom upstairs and a separate toilet downstairs. There is a laundry room, fuel central heating, mains drainage, and parquet floors. The large garden (980m2) is enclosed and not overlooked. It can be accessed by 2 gates at the side of the property and has a garage. The house also offers a large cellar of 45m2. The property is currently let for holidays and has earned 240€ a night. Could be sold furnished as a ready to go business.

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 habitation: EUR

NOTES

DESCRIPTION

This period property used to be the village Boulangerie and still has the original bread oven. It offers 165m² of habitable space and was built in 1828. The property has been rented as a holiday home at a price of 240€ per night in peak season. This means it is up and ready to go as a business . It has many charming features such as parquet floors, and is built in a Perigordian style with a pitched roof, colombage to the rear and a fabulous shady terrace(31m²), created by vines grown over it. The back of the property is curved to accommodate the bread oven. There are 4 bedrooms, one on the ground floor (13m²). Also on the ground floor is a lovely airy kitchen (27m²) with an original oven, a sitting room (16m²), a dining room (32m²) where the bread oven is located, a laundry room (5.6m²), and a wc(2m²). There is a door off the kitchen to a second terrace of 41m². Upstairs you find a further 3 bedrooms, one of 21.5m², one of 10m² and one of 17m². There is a family bathroom (6.1m²) featuring period tiling, with a shower over the bath, plus a sink and toilet. There is a second separate wc (1.5m²) upstairs too. The property has both a cave or cellar (45m²) and a loft (15m²), so there is plenty of storage. Another bonus is 3 built in wardrobes in the bedrooms downstairs and upstairs and...