

Remarkable, fully equipped townhouse. 8 bedrooms and beautiful terrace. Ideal for bed and breakfast.

## EXCLUSIVE



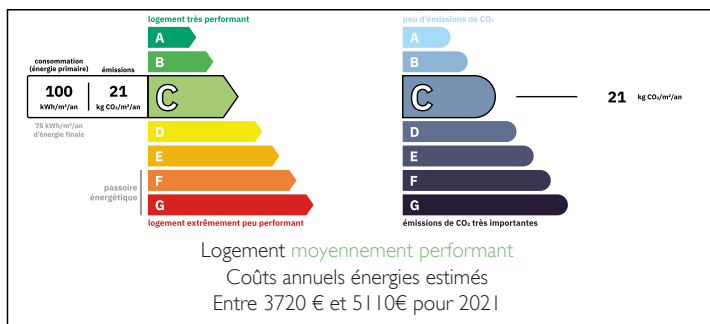
## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Argentat-sur-Dordogne |
| Department: | Corrèze               |
| Bed:        | 8                     |
| Bath:       | 6                     |
| Floor:      | 345 m2                |
| Plot Size:  | 681 m2                |

## IN BRIEF

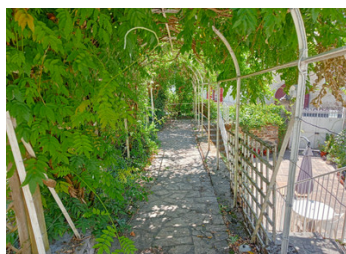
If you are searching for the perfect place to set up a Bed and Breakfast business in a popular tourist region of France, then you can't do better than this amazing property! The manor house dates from the early 19th century and has been completely updated over the years, including a totally new roof and double glazed windows very recently. Along with private quarters for the owners, the property boasts 8 double bedrooms all with ensuite bathrooms and a dining room suitable for serving breakfast to your guests or even Table d'Hôtes in the evening if you wish to extend the commercial potential. The property also benefits from several terraces and a pleasant garden, along with a separate double garage with workshop. The busy tourist towns of Argentat and Beaulieu-sur-Dordogne are just a short drive away. Huge...

## 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:** 2350 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Ground floor : The majestic wide front door opens into an elegant hallway, full of character. To the left is a large living room which extends along the whole depth of the house. This room is currently used as private quarters by the owners but could easily be transformed into a welcome room for guests with sitting and dining areas.

To the right in the entrance, there is a dining room lined with old cupboards and bookshelves, which leads to the main kitchen and utility areas. There is a woodburner at one end of the kitchen. All these rooms on the ground floor have recently installed double-glazed windows, high ceilings and are flooded with light. There are several doors out onto the lower terrace, which is enclosed by high walls and feels very private.

A glazed door opens from the entrance hallway onto the elegant spiral staircase, with beautiful oak bannisters. There are several useful storage cupboards on the ground floor along with the boiler room and a downstairs shower room and WC.

First floor: At this level, you will find the main double bedroom with extensive built-in wardrobes and an ensuite bathroom with WC. There is also another double bedroom with ensuite shower room at this level, along with a large study and a small kitchen for use by guests. A glazed door opens onto the upper terrace which is equipped with exterior power points suitable for a jacuzzi.

Second floor: This floor...