

Charming property offering significant business potential, situated in a tranquil area which isn't overlooked.

EXCLUSIVE



INFORMATION

Town:	Saint-Martial-d'Artenset
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	332 m2
Plot Size:	4000 m2

IN BRIEF

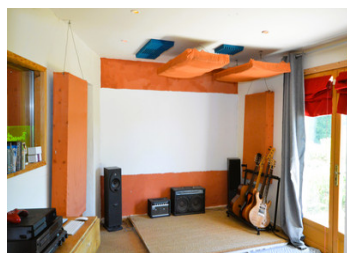
Nestled in a tranquil setting with stunning countryside views, this property comprises nine bedrooms, divided between a main family home, a separate gîte and an apartment. The apartment is accessed from the main house and could become another self-contained unit with the installation of a new staircase.

The main house comprises a bright kitchen/dining room, a sitting room with a wood-burning stove, a bedroom with a toilet and a cinema room that was previously a music studio, all on the ground floor. The first floor provides four bedrooms and two bathrooms, with a doorway into the apartment, which offers two further bedrooms and two bathrooms. The gîte has its own entrance and comprises two to three bedrooms, a bathroom and an open-plan kitchen/living area.

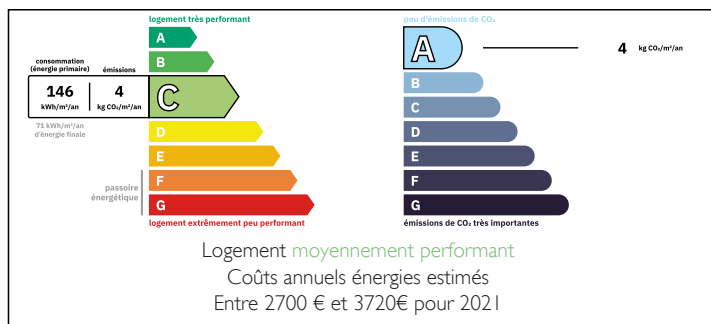
The property is merely a five-minute drive from

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.



ENERGY - DPE





DESCRIPTION

Main house :

Ground floor :

Kitchen - 30.8 m²

Living room - 32.39 m²

Bedroom - 33.8 m²

WC - 2 m²

Cinema room - 19.27 m²

Recording studio - 11.07 m²

1st floor :

Landing - 6 m²

Bedroom 1 - 10.4 m²

Study/Bedroom 2 - 12.71 m²

Shower room / WC 1 - 3 m²

Passage - 3.3 m²

Shower room / WC 2 - 2.66 m²

Bedroom 3 - 9.3 m²

Apartment:

Bedroom 1 - 12.6 m²

Bathroom / WC 1 - 5.52 m²

Bedroom 2 - 13.86 m²

Bedroom 3 - 9.36 m²

Shower room / WC 2 - 3.6 m²

Gîte:

Ground floor: Open plan kitchen/living room - 31.98 m²

1st floor:

Bedroom 1 - 13.44 m²

Shower room / WC - 4.75 m²

Bedroom 2 - 12.04 m²

Mezzanine/bedroom 3 - 14.82 m²

LOCAL TAXES

Taxe foncière: 1729 EUR

Taxe habitation: EUR

NOTES

Although some parts of the property still need finishing touches, and some bathrooms need to be fitted with showers, most of the renovations have been completed. This year, the woodwork on the façade of the front of the house was replaced and painted. The roof was replaced four years ago and the property benefits from excellent insulation and double glazing. A wood-burning stove was installed two years ago, and there is reversible air