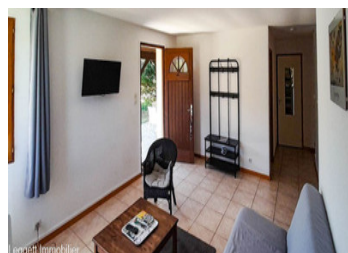
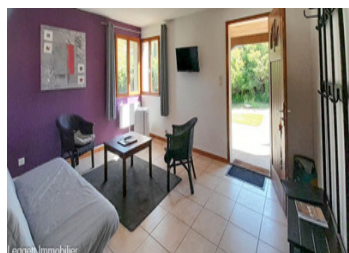
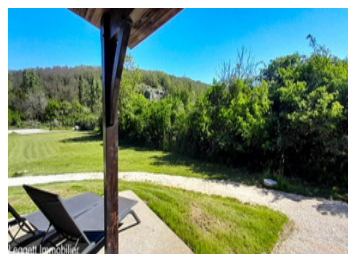
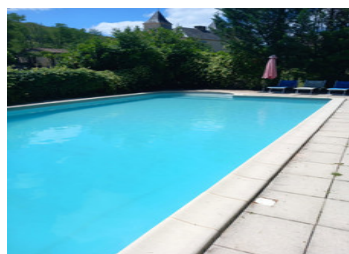


## Real estate complex with 5 cottages and a swimming pool for group or individual rental



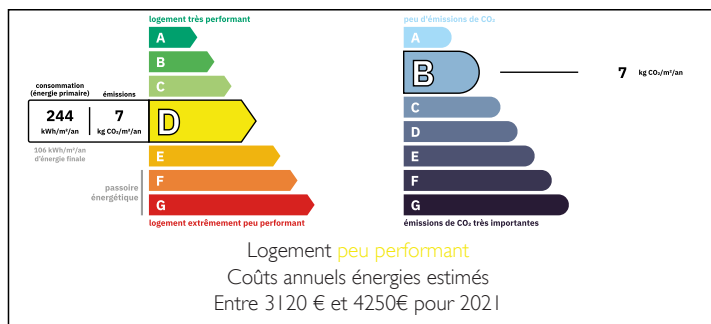
## INFORMATION

Town:	Léobard
Department:	Lot
Bed:	8
Bath:	4
Floor:	49 m2
Plot Size:	8544 m2

## IN BRIEF

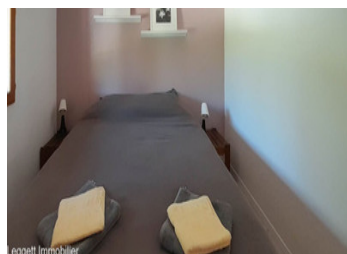
Property complex with 4 Gîtes of 49m2 approx fully furnished and equipped, each with an individual private terrace, in common a bowling green, the large garden with a heated swimming pool and a large parking space for several vehicles. One of the gîtes is currently used as a meeting room easy conversion into a gîte to meet rental needs. A guest house of 49m2 can also complete the rental potential of this complex Also included are a character property with 3 bedrooms on 3level located near Gourdon and the Dordogne Valley.

## 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.



## DESCRIPTION

Each cottage is composed of a living room, a furnished kitchen, two bedrooms and a shower room and toilet, outside beautiful private terrace with garden furniture and BBQ, recent renovation fully equipped and furnished. Already in operation with online booking and concierge service for the reception and maintenance of the cottages.

Heated swimming pool of 14 x 6, playground, bowling green and large parking space.

Profitability about 60k euros annually

A guest house of 49m2 with 2 bedrooms, living room/kitchen, shower room/toilet and its terrace can complete the proposal if necessary.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2500 EUR**

**Taxe habitation: EUR**

## NOTES