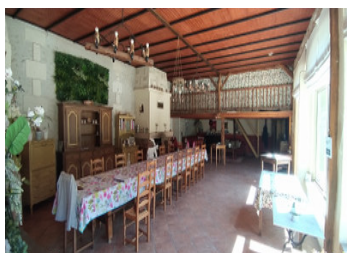


Real estate complex of 3 houses, 3 gites, 4 guest rooms, outbuildings, garages swimming pool. plot of land 9ha



## INFORMATION

Town:	Saint-Sulpice-de-Roumagnac
Department:	Dordogne
Bed:	10
Bath:	10
Floor:	835 m2
Plot Size:	90000 m2

## IN BRIEF

Very beautiful real estate complex located in a green and quiet setting close to Ribérac.

It includes 3 residential houses, including a recent one that can accommodate a large family. Shop space Surface area of 360m2

In an old barn, Entrance through a patio serving a gym and an independent spa.

Upstairs are 4 guest rooms and a laundry room ..

In another wing facing south are located 3 independent cottages with an area between 49m2 to 79m2.

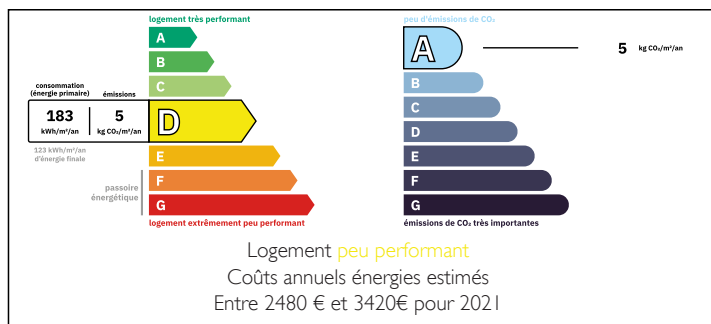
A large reception room located in the East wing to accommodate guests for breakfast and/or meals with professional kitchen, commissary, toilets; lounge area, mezzanine and billiard room.

In the center of the property overlooking the main buildings is the pool with terrace.

Outbuildings, garages, cellar, dryer, pond.

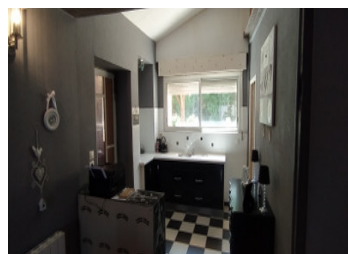
Operational commercial activity.as tourism or events.

## 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

Very beautiful real estate complex located in a green and quiet setting close to Ribérac with all amenities needed.

It includes 3 residential houses, including a recent one that can accommodate a large family. Shop space . Surface area of 360m<sup>2</sup>

In an old barn of 190m<sup>2</sup>, Entrance through a patio serving a gym and an independent spa.

Upstairs are 4 guest rooms and a laundry room ..

In another wing facing south are located 3 independent cottages with an area between 49m<sup>2</sup> to 79m<sup>2</sup>.

A large reception room located in the East wing to accommodate guests for breakfast and/or meals with professional kitchen, commissary, toilets; lounge area, mezzanine and billiard room.( 183m<sup>2</sup>)

In the center of the property overlooking the main buildings is the pool with terrace.

Outbuildings, garages, cellar, dryer, pond.

Operational for tourism and events activity.

Heat pump heating, photovoltaic panels; insert etc;

Sanitation: septic tank

To see absolutely ...

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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: 4500 EUR**

**Taxe habitation: EUR**

## NOTES