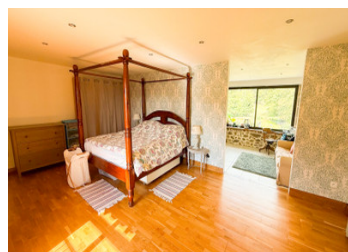


Amazing converted watermill with numerous gites, pool and 4 hectares



INFORMATION

Town:	Busserolles
Department:	Dordogne
Bed:	18
Bath:	11
Floor:	500 m2
Plot Size:	44300 m2



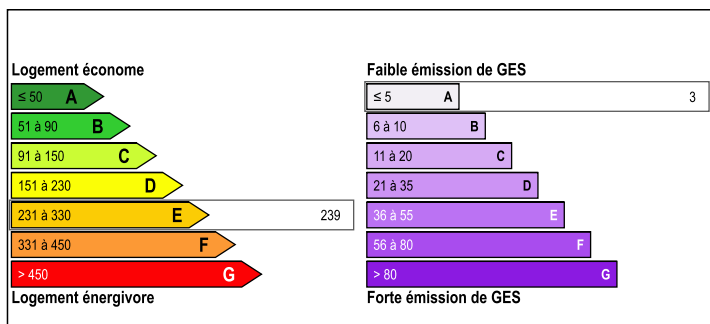
IN BRIEF

This Domaine is an exquisite gite business located in the heart of the Perigord Limousin Natural Park

Gites sleeping up to 40 persons run as a successful business. Nightclub, huge games room, 12 x 6 metre heated pool, all set in 4.4 hectares of beautiful countryside ! 18 bedrooms in 4 separate houses, around a common courtyard

The watermill has rights up to 60 liters per minutes for a 4kw turbine

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

This Romantic 18th century watermill in the heart of the Perigord Limousin Natural Park has been transformed into a superb gite business specializing in group holidays.

Gites sleeping up to 40 persons run as a successful business. Nightclub, huge games room, 12 x 6 metre heated pool, all set in 4.4 hectares of beautiful countryside ! 18 bedrooms in 4 separate houses, around a common courtyard

Description :

Two semi-detached three bedroom properties which can be configured as one huge house, both with private terraces. Both have open plan living / kitchen areas with downstairs bathrooms. Upstairs each house has three large double bedrooms and a further bathroom.

The third property is the largest of the properties and can sleep up to 14 people in 6 bedrooms. There is a large 42m² dining room with a hand carved 6 m oak table. Three sets of French doors open to the sunken terrace allowing easy access to the gardens, pool and games room. The Sauna provides a touch of luxury and relaxes those aching muscles after bike rides and walks in the beautiful surrounding countryside.

The fifth house has two large bedrooms upstairs, one double and one twin room. Downstairs living room is open plan with a bar and several big sofas to enjoy an evening in comfort. Doorway leading to the mill, where there is a luxury suite and another twin bedroom with separate bathroom. The large covered terrace provides welcome shade and can seat up to 60 people....

LOCAL TAXES

Taxe habitation: EUR

NOTES