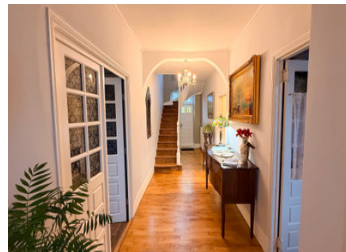
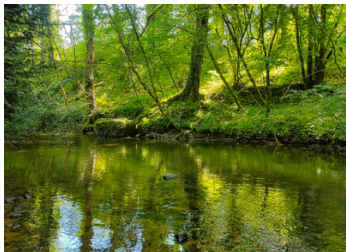


Imposing bed and breakfast in the heart of a thriving village with a hectare of land and river frontage



INFORMATION

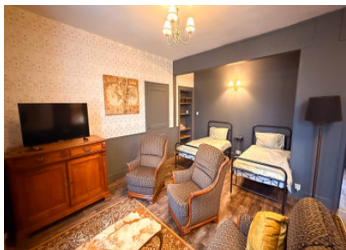
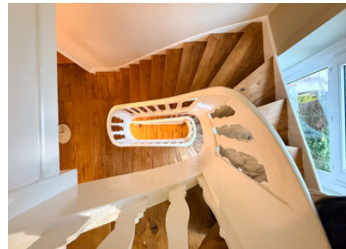
Town:	Saint-Laurent-sur-Gorre
Department:	Haute-Vienne
Bed:	8
Bath:	4
Floor:	304 m ²
Plot Size:	9285 m ²



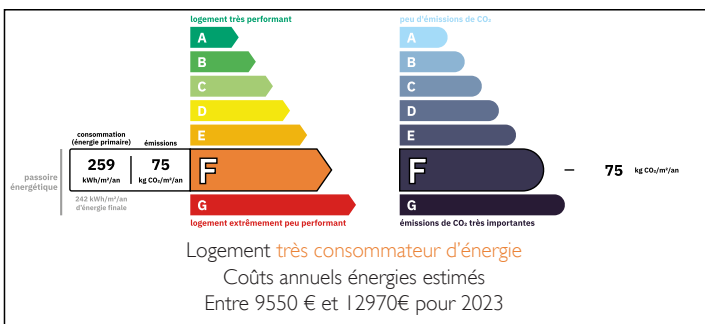
IN BRIEF

This lovely, historic house is currently run as a successful three bedroom bed and breakfast business but also has a top floor two bedroom owner's apartment. There is scope to develop the business to increase letting rooms or to create an additional apartment.

The garden (around a hectare) is a rare find in the centre of a thriving village with the added bonus of river frontage running through your own woodland - a magical place.

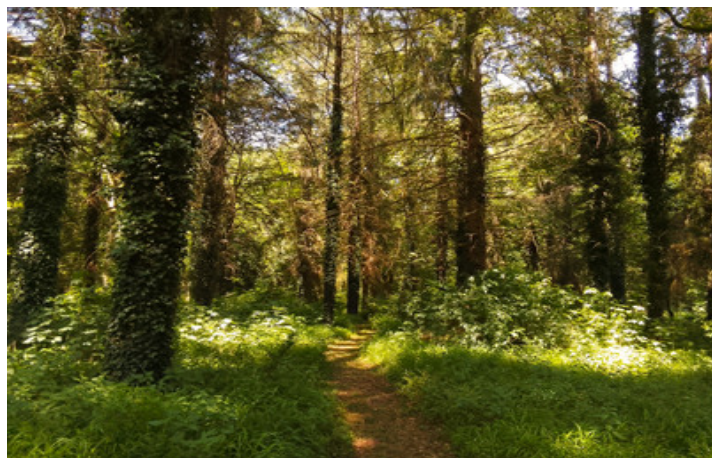


ENERGY - DPE



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 property sits in the heart of this pretty village - quiet but still close to all facilities and a 50 metre walk to a well known local restaurant.

Downstairs is the bar area (also used as breakfast area for the B&B guests) behind this is a well equipped kitchen and office. On the other side of the hallway is one of the B&B rooms, a family suite, with living area, bedroom area and separate bed area for children. Accommodation on this floor is completed by a downstairs bathroom.

Upstairs are two delightful ensuite B&B rooms, both with ensuite showers. On the other side of the house is an area of multiple rooms for development that could be additional letting rooms or a separate two bedroom apartment for habitation or for rental. Upstairs again there is two bedroom apartment currently used as living quarters by the owners. Open plan living / dining / kitchen area and two bedrooms plus a huge bathroom with large bath and walk in shower.

Outside to the rear of the house, stone steps sweep down to a large garden, around half of which (over an acre) is laid to lawn with around half a hectare of beautiful woodland leading down to the river Gorre. This is a lovely and rare find and at a very competitive price - viewing is highly recommended.

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

LOCAL TAXES

Taxe foncière: 2062 EUR

Taxe habitation: EUR

NOTES