

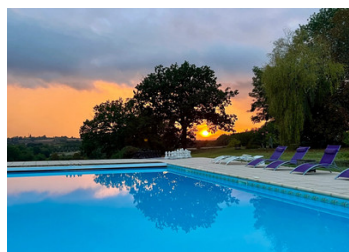
Near to Issigeac, Exceptional Dordogne Estate with Gîtes, Pool & Development Potential

EXCLUSIVE



INFORMATION

Town:	Boisse
Department:	Dordogne
Bed:	13
Bath:	12
Floor:	800 m2
Plot Size:	224578 m2



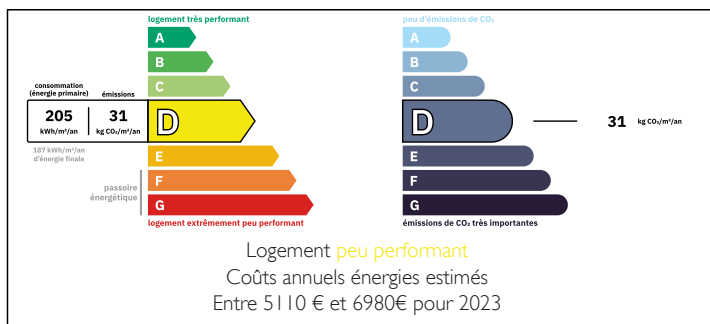
IN BRIEF

Set in an unspoilt Dordogne setting, this character estate offers a rare combination of charm, scale and income potential. The principal stone residence provides generous living space with three bedrooms and three bathrooms.

The outbuildings have been carefully converted to create eight independent gîtes, including one within a traditional pigeonier, with a further unit currently in progress. A separate two-bedroom cottage, located on the edge of the property, is included in the sale and will be subject to a usufruct arrangement, with the current owner retaining lifetime occupancy.

The estate is enhanced by a swimming pool enjoying far-reaching views and notable sunsets, established grounds and a range of additional buildings, including a barn with potential for redevelopment (subject to permissions).

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

Located in the countryside close to Issigeac, this substantial stone-built estate offers an established hospitality business with multiple revenue streams, owner accommodation, expansion potential and additional development possibilities. The property is particularly well suited to the couples retreat and adult holiday market, which has been its historic positioning, and benefits from a peaceful rural setting within easy reach of local amenities, tourism centres and transport links.

All principal buildings are constructed in stone, giving coherence, durability and the character expected of quality southwest France property. The estate combines private residential accommodation, guest units, leisure facilities, workspaces and future opportunities within one holding.

The main owner's residence is a three-bedroom, three-bathroom house, providing comfortable private accommodation separate from the guest business areas while remaining practical for day-to-day management.

The commercial accommodation comprises eight one-bedroom gîtes, each with its own shower room or bathroom, separate bedroom (except one unit), and private terrace. The gîtes range in size from approximately 31m² to 69m², allowing a mix of standard and premium rental categories. Their layout and privacy make them especially attractive to couples seeking quiet breaks, longer stays and off-season retreats.

Guest facilities include communal outdoor and shared-use areas designed for relaxation and informal social use, supporting repeat custom and group bookings.

A major asset is the heated 14m x 7m chlorine swimming pool, a strong selling point for seasonal rentals and retreat use. Combined with the setting and private terraces, it reinforces the property's

NOTES