|  |
| --- |
| PROPERTY FOR SALELES EYZIES AREA |





|  |  |  |
| --- | --- | --- |
| Ref: DEP0809 |  | Price: 795.000 € |

Looking for a tourist project in the Périgord Noir? Come and discover this beautiful Périgourdine estate located in the heart of the Vézère Valley.
It is composed of three recently renovated gites with a lot of charm, a beautiful guest room and a main house with two bedrooms.
The first gîte sleeps six people, the second gîte sleeps two people on one level, and can be rented with the chambre d'hôtes to accommodate an additional three people. Adjoining and communicating with the main house, a duplex, just completed, for two people completes the rental area.
Other outbuildings are added to the property: a barn of about 100m² to be entirely restored, a wooden workshop, a courtyard housing a summer kitchen and a troglodyte jacuzzi area.
It is a quiet environment, perfect for a relaxing stay in the immediate vicinity of all tourist sites.
A heated swimming pool, a petanque court and a small pond embellish the garden which offers a beautiful view over the Vézère valley.

DEP0809

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|

| Characteristics: |
| --- |
|  |
| * Type: Gîtes / Chambres d'Hôtes Property
* Style: Stone
* Pool
* Joint ownership: Detached
* Availability: Available upon act
 | * Condition: Very good
* Usable area: 300 m²
* Land surf. area: 7.547 m²
* Living space: 29 m²
* Non isolated countryside
* Orientation: South
 | * 8 bedrooms
* 2 bathrooms
* 13 rooms
* Heating type: Electricity & Wood
 |

 |
|

| Energy Consumption: |
| --- |
|  |
| C:\ProgramData\activimmo\doc\06gildc6343532_Images\dpe-energie-.jpg | C:\ProgramData\activimmo\doc\06gildc6343532_Images\dpe-ges-.jpg |
| **0 KWHep/m² an** | **0 Kg CO2/m² an** |
|  |  |

 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|

| Additional Information: |
| --- |
|  |
| Property location:* Non isolated countryside

Ground floor:* Kitchen
* Entrance lobby
* Living room
* WC

1st floor:* 2 Bedrooms
* Landing
* Bathroom
* WC

Outbuildings:* Workshop
* Bedroom
* Gite
* Gite
* Barn
* Covered open building
* Other

Energy report:* Energy performance
* Gas emission
 | Energy report (continued):* Année de référence utilisée pour établir la simulation des dépenses annuelles
* Date de réalisation DPE (jj/mm/aaaa)

Heating:* Wood

Other equipment:* Septic tank

Services:* Nearest town :
* Calm
* Bed and breakfast
* Nearest shops :
* Outbuildings
* School
* Railway Station
* Gite
* Broadband
* View
* Bungalow
* Parking

Land:* Wooded
* fenced
* Pond
* Swimming Pool
* Land

View:* Panoramic view
 |

 |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

| Photos: |
| --- |
|  |
| C:\ProgramData\activimmo\doc\06gildc6343532_Images\16gildc6500727p216414889e96627.jpg20210831\_102948.jpg | C:\ProgramData\activimmo\doc\06gildc6343532_Images\16gildc6500727p4641484d4345ee.jpg20210831\_103024.jpg |
| C:\ProgramData\activimmo\doc\06gildc6343532_Images\16gildc6500727p76414852beddc8.jpg20210831\_102311.jpg | C:\ProgramData\activimmo\doc\06gildc6343532_Images\16gildc6500727p17641488514825e.jpg20210831\_102003.jpg |
| C:\ProgramData\activimmo\doc\06gildc6343532_Images\16gildc6500727p1964148866d7b02.jpg20210831\_101859.jpg | C:\ProgramData\activimmo\doc\06gildc6343532_Images\16gildc6500727p18641488608ca42.jpg20210831\_102210.jpg |

 |

|  |
| --- |
|  |