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| PROPERTY FOR SALE  MONTIGNAC AREA |

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| Ref: MP113747 |  | Price: 630.000 € |

In the Vézère Valley, this complex of 6 gîtes, with swimming pool and reception building, benefits from a prime commercial location. Spanning around 7000 m², the gîtes are well positioned and can all accommodate at least one person. They all have private terraces. The property is well maintained. A large 12 x 7 swimming pool is set in the middle of the property. A large wooded area to the rear of the property is currently used as a play area, but could also be built on. Stable turnover for a very seasonal business that is just waiting to be developed. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: Gîtes / Chambres d'Hôtes Property * Style: Traditional * Pool * Joint ownership: Detached | * Condition: Good * Usable area: 336 m² * Land surf. area: 7.000 m² * Hamlet | * Heating type: Electricity | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Village   Outbuildings:   * 6 Gite * Equipment room   Energy report:   * Energy performance * Gas emission   Heating:   * Electric   Other equipment:   * Double Glazing | Other equipment (continued):   * Septic tank   Services:   * Nearest airport : * Nearest motorway : * Calm * Nearest shops : * Railway Station * Hospital * Broadband * Bungalow   Land:   * Wooded * Barbecue * Woods * fenced * Swimming Pool | |

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| | Photos: | | | --- | --- | |  | | | IMG1394 | IMG1393 | | IMG1405 | IMG1392 | | IMG1391 | IMG1401 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | |  |  | |  |  | |