Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9433 • House - Sigoulès-et-Flaugeac •

FAVORITE



DETAILS

Land surface: 7 ha

Number of bedrooms: 10

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Pit all waters

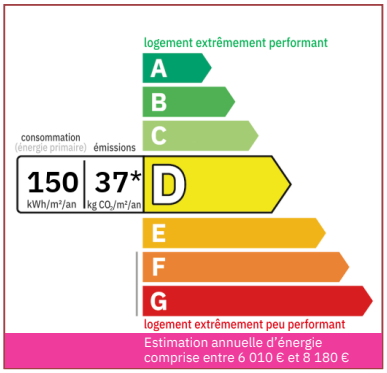
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Country property located in Gironde limit Dordogne and Lot et Garonne. Gîte and guest rooms located in the heart of 7 hectares in one piece, bucolic setting ideal for recharging your batteries.

570 m² living

70 000 m²

Non-binding document

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Price fees included

988 000 €

Agency fees: 4 % VAT included*

Price without fees: 950 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°9433 •

This property welcomes you in a very beautiful environment where tranquility is the key word of the place.
A long private driveway provides access to the house located in the center of its land composed of meadows and a wooded area with a beautiful pond.

The original house has been extended and on the site of former outbuildings the owners created in 2017 a new accommodation for tourism, thus doubling the living area and bringing together guest rooms on the ground floor and 1 large gite on the ground floor. the floor. (ongoing activity)
Part of the old building also offers 80m2 remaining to be renovated with the opportunity of an additional development or to extend the tourist activity according to your projects.

The main accommodation consists on the ground floor of a fitted kitchen recently open to a dining room with wood stove (approx. 39m2), room/reserve of 5m2, a large veranda of 45m2 with 3 sliding bays, exposed to the rising, 8.5m2 entrance hall opening onto the 17m2 library. A hallway with individual wc, staircase leading upstairs, living room of 44m2 with open fireplace.
An old bedroom (18m2) with shower room is currently used as a laundry room but could very easily be included in the guest room activity
A first guest room of 15.5m2 with its bathroom of 8m2
The floor reserved for the owners consists of a corridor serving on one side a large room (current office) of 96m2 with 6 windows (possibility of fitting out other rooms there according to needs) and on the other side 2 other bedrooms of 17m2 and 19m2 with a family bathroom (shower and bath) of 12m2.

In the extension of the house, accessible from the house and from the outside are the laundry room of 47m2 and a workshop of 33m2 above which you will find the part remaining to be fitted out.

The recent construction offers on the ground floor two guest rooms (direct access from the garden) of 15m2 each with private bathrooms of 8m2; an adjoining room of 34m2 reserved for various uses (meetings, private events) easy to convert into a studio. A covered terrace of 100m2 facing south
Upstairs, a similar terrace provides access to the gîte







