

Gite complex in the heart of Perigord Noir, 10 mins from Sarlat Four independent gites, large pool with land

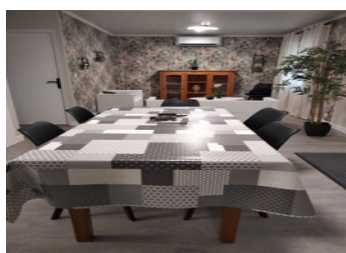


## INFORMATION

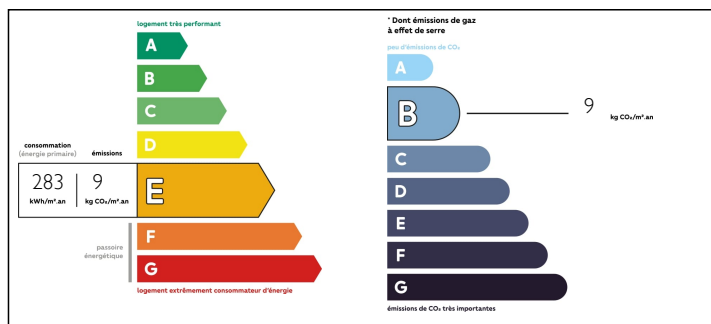
Town:	Saint-André-d'Allas
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	350 m2
Plot Size:	18430 m2

## IN BRIEF

Set in the centre of Perigord Noir, just minutes from Sarlat and a few more from the river with its castles and tourist attractions. This is the perfect spot to realise a highly profitable tourist destination with a versatile group of buildings in a peaceful and beautiful location. A huge amount of work has gone in to the design and planning of this property which consists of a main house and three separate independent gites. The main house is currently split in to two self contained rental apartments but could easily be reconfigured in to owners accommodation. The three gites are towards the other end of the property and have been orientated to give privacy and a peaceful environment in the wooded grounds. The gites have been professionally finished with no expense spared; air conditioning, new fittings and fixtures and modern decoration. A significant income opportunity is on offer here, without...

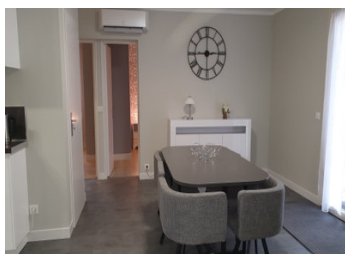
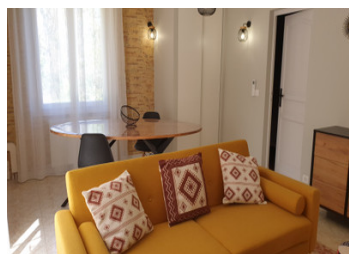


## ENERGY - DPE



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

Four houses split in to five habitations (currently exploited as gites)

350m2 total living space

5 x 10 swimming pool, heated and fenced.

Almost 2HA land, including a highly desirable plot with CU and ranging views.

Sarlat 10 mins

Dordogne River 10 mins

Montignac-Lascaux 30 mins

Bergerac airport c. 1 hour

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

## LOCAL TAXES

Taxe foncière: 2119 EUR

## NOTES