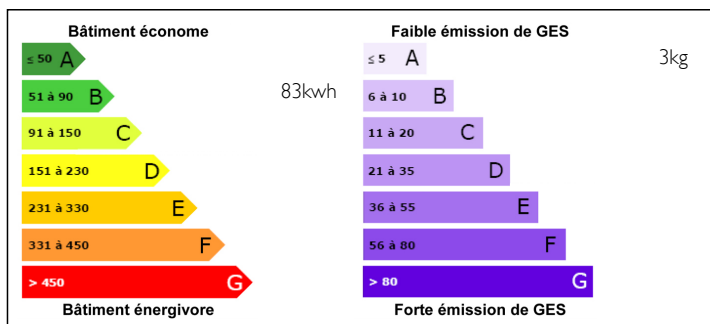


Beautifully restored principal residence, gites and two heated pools set in a peaceful hamlet

EXCLUSIVE



ENERGY - DPE



INFORMATION

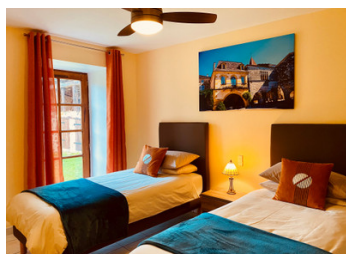
Town:	Capdrot
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	373 m2
Plot Size:	4583 m2

IN BRIEF

An excellent opportunity to buy a thriving business or a multi-generation home to entertain family and friends. Situated in a quiet hamlet close to the acclaimed tourist town of Monpazier, this beautifully restored farm retains the charm of its original features while adding modern comforts. The restoration includes high levels of insulation and several air source heat pumps which provide heating and cooling to the houses and the salt water pool. New DPE rating for each of the three properties. The houses are currently run commercially with the owners living on-site in one dwelling and the other two rented with an income of around 45k€. This represents a day-one opportunity to earn money living in France. The plot is located on an elevated position and offers views of the surrounding countryside from the pool terrace. There are three separate residences. Large barn and a second barn ready to convert (with permissions)

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.



## LOCAL TAXES

**Taxe foncière: 1267 EUR**

## NOTES

## DESCRIPTION

### Main House

Large open plan dining/living room with an adjacent kitchen equipped with quality equipment and adjacent utility room. Three double/twin bedrooms and two bathrooms and separate toilet. A large dining room in the garden room and a new (2023) 10x4 salt water heated pool.

### House two

Entrance hall with well-equipped open plan kitchen, dining room, lounge and a double bedroom with bathroom on the ground floor with independent access. Upstairs there are two further twin bedrooms with en-suite bathrooms and a new (2022) 5x3 heated pool.

### House three:

A modern CHALET with a kitchen area leading to an open plan living area, with a bathroom, separate toilet, hot tub and separate laundry room. Double exposure French doors offer breathtaking views of the meadow. A double garage is attached to the chalet and could offer additional bedrooms if required.

Additional outbuildings of 220sqm and 100sqm and three former pig sties offer additional storage and renovation potential.

High speed internet connection provided through Starlink installation.

This is an opportunity to purchase a large family home or a successful business in a popular corner of France. A quick visit is recommended.

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