



Proche/Near Monflanquin, Lot-et-Garonne

€598,500

Situé dans un endroit superbe du Lot-et-Garonne, cette propriété dispose de 3 chambres et les deux gîtes comprennent 3 chambres chacun et leur propre piscine. Les gîtes sont proposés à la vente entièrement meublée et avec des réservations déjà en place donnant à l'acquéreur potentiel la possibilité d'entrer en activité dès son arrivée. Entouré par 1 hectare de terrain la propriété est facilement accessible et est idéalement placé pour profiter de la vaste gamme d'activités et de loisirs que la région a à offrir. Situé à seulement 35 minutes de l'aéroport international de Bergerac.

- Un bon investissement
- Entreprise de gîtes bien établie
- Chaque gîte a une piscine privée
- Eléments de caractère et d'époque partout
- Superficie habitable environ: 324m²
- Superficie de terrain environ: 10000m²

- *Excellent investment property*
- *Established gîte rental business*
- *Each gîte has private pool*
- *Character and period features throughout*
- *Habitable area around: 324m²*
- *Land area around: 10000m²*

Set in a charming corner of the Lot-et-Garonne, this lovely family home comes complete with 2 generously-proportioned gîtes. Each dwelling enjoys full southern exposure. The main house features 3 bedrooms as do both gîtes. In addition, each gîte has its own, full-size swimming pool. Set upon 1 hectare of lawn, woodland and pasture, the property is within easy reach of all amenities and is ideally placed to take full advantage of the wide range of activities and tourist destinations that abound in this gorgeous region. The gîtes are offered for sale fully furnished and with advance booking already in place giving any potential purchaser the opportunity to walk into a ready-made business in one of the most glorious spots in France. Located a mere 35 minutes from Bergerac International Airport and 2 hours from Toulouse and Bordeaux, this property has it all!

These details do not form part of any contract and all dimensions are approximate.

Ces informations ne forment pas partie d'aucun contrat et toutes les dimensions sont approximatives.

Tel : +33(0)5 56 71 40 78 E-mail: info@beauxvillages.co.uk

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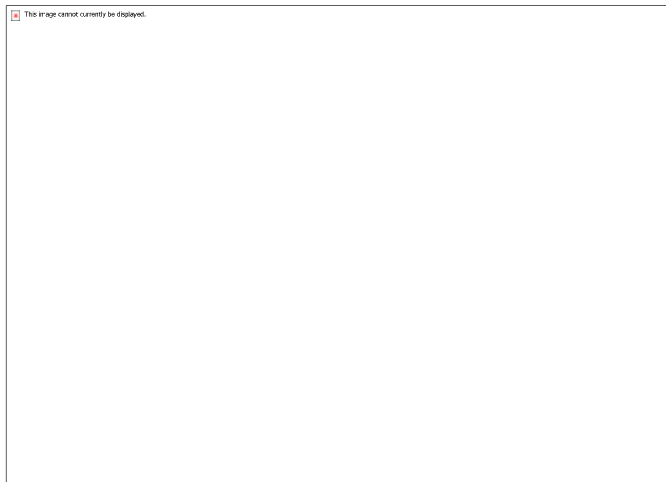
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Logement / Accommodation

Main House

Lounge

26' 2" x 16' 4" (8.00m x 5.00m)

Dining Rom

11' 9" x 11' 9" (3.60m x 3.60m)

Hallway

16' 4" x 13' 1" (5.00m x 4.00m)

Kitchen 1

14' 9" x 11' 5" (4.50m x 3.50m)

Kitchen 2

13' 1" x 13' 1" (4.00m x 4.00m)

Bathroom

8' 2" x 8' 2" (2.50m x 2.50m)

Boiler Room/WC

11' 5" x 11' 5" (3.50m x 3.50m)

Bedroom 1

20' 4" x 11' 5" (6.20m x 3.5m)

Bedroom 2

16' 4" x 9' 10" (5.00m x 3.00m)

Bedroom 3

9' 10" x 13' 1" (3.00m x 4.00m)

Shower room & WC

9' 10" x 8' 2" (3.00m x 2.50m)

Bathroom

Gite 1

Open Plan Lounge/Kitchen/Diner

19' 8" x 16' 4" (6.00m x 5.00m)

Bedroom 1

9' 2" x 8' 10" (2.80m x 2.70m)

Bedroom 2

10' 2" x 11' 1" (3.10m x 3.40m)

Bedroom 3

10' 5" x 7' 6" (3.2m x 2.3m)

Shower Room

3' 11" x 5' 10" (1.20m x 1.80m)

Bathroom

16' 0" x 6' 3" (4.90m x 1.93m)

Gite 2

Open Plan Lounge/Kitchen/Diner

17' 8" x 21' 11" (5.40m x 6.70m)

Bedroom 1

17' 0" x 7' 6" (5.20m x 2.30m)

Bedroom 2

8' 6" x 8' 6" (2.60m x 2.60m)

Bedroom 3

13' 1" x 6' 6" (4.00m x 2.00m)

Bathroom 1

13' 5" x 7' 6" (4.10m x 2.30m)

Mezzanine

6' 6" x 9' 10" (2.00m x 3.00m)

Bathroom 2 (Old Prune Oven)

8' 2" x 7' 5" (2.50m x 2.28m)

Storage Area

5' 10" x 4' 3" (1.80m x 1.30m)

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Informations supplémentaires / Additional information

Cadre / setting:	CAMPAGNE / RURAL	Etat / condition:	BONNE / GOOD
Voisins / neighbours:	DISCRET / DISCREET	Taxe foncière / land tax:	€1671
Chauffage / heating:	MIXTE / MIXED	Commerces / shops:	5km 50km
Eau / water	COURANTE / MAINS	Aéroport / airport:	16km
Assainissement / drains:	PRIVE / PRIVATE	Gare / train station:	192km
ADSL / Broadband:	CONNECTE / CONNECTED	La côte / coast:	310km
		Ski / skiing:	

- Charmantes terrasses extérieures
- Rénovation intérieure de haute qualité
- Impeccablement entretenu
- Maison familiale spacieuse aussi
- Grand jardin avec vue sur la campagne
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- Delightful outdoor terraces
- High quality internal renovation
- Immaculately maintained throughout
- Spacious family home as well
- Good size gardens with view over countryside
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DPE / Energy efficiency

