

French Properties Direct

Buy or sell a French property. No estate agency fees to pay...



Private 550m2 walled garden

Centre of a medieval town

Beautifully decorated 19thC Townhouse

Very successful award winning B & B

6 winter months income 12000 euros

DPE = 134 [C] GES = 34 [D]



Saint Yrieix la Perche, Haute-Vienne
Ref 10385

€299,999

A beautifully renovated luxurious 19th c Maison built in 1839, running as a very successful 4* Bed and Breakfast in the centre of a medieval town and a 2 minute walk to all amenities. This property can either be purchased as a house only or as a Turnkey business.

FOR SALE AS A HOUSE ONLY: 299,999 euros, which excludes all contents of house and garden and excludes use of the business name and domain name and any variation thereof and excludes any existing business bookings.

FOR SALE AS A TURN-KEY BUSINESS: 325,000 euros, includes contents of house/garden, all electrical goods, use of domain and business name and existing bookings. Also included in sale is classic 1968 Citroen Azu AK250 Fourganette tonneau condition and running order.

All of the rooms are beautifully decorated with luxury wallpapers and paints including Farrow and Ball, Nina Campbell, Manuel Canovas and Cole and Son. The 3 Bed and Breakfast rooms all have modern ensuite bathrooms with porcelain tiles & Hudson Reed bathroom fittings. We have furnished the letting rooms with French antiques purchased in the UK and at local brocantes.

This is a stunning property as attested by our clients on Tripadvisor and Booking.com, and as a business the winter months are busy with a steady income should you wish to stay open and trade. As an alternative you could close for December, January and February and head for the sun. ORIGINAL FEATURES include encaustic tiles in the entrance hallways, 3 metre ceiling heights on ground and first floors, a beautiful wooden staircase and Limousine style chestnut wood flooring throughout. There are original windows, some with secondary glazing, original panelled cupboards and wardrobes and fireplaces in most of the rooms.

HOUSE

7 bedrooms , 4 bathrooms (3 ensuite), WC, kitchen, pantry, entrance hall, dining room, living room, sun room, garage, 3 cellars. A new Viessmann Economy boiler fitted in 2013

Basement 60m2

Ground Floor 98m2

Entrance hall, living room, dining room, WC, sun room, kitchen, access to garden, 3 vaulted cellars

First Floor 78m2

3 beautiful large ensuite B&B bedrooms, large landing

Second Floor 80m2

Owners accommodation - Bathroom, 4 bedrooms, large landing & access to attic

Attic 85m2

GARDEN 550m2

A beautiful 550 m2 private, walled garden with 2 terraces, 2 outbuildings and lushly planted with a mixture of exotic plants such as Australian Dicksonia tree ferns, banana trees, 5 varieties of hydrangea, silver birch trees, ferns, euphorbia, bluebells, hellebores, tulips. There are two

Hornbeam arches on either side of the stone terrace with access either side down onto the decked terrace with jacuzzi spa. There is also a large fish pond and from April onwards the garden is gorgeous and the bed and breakfast guests eat al fresco all summer.

ADDITIONAL INFORMATION

Oil fired central heating

Mains drainage

220m2 of habitable accommodation

Total land area = 550m2

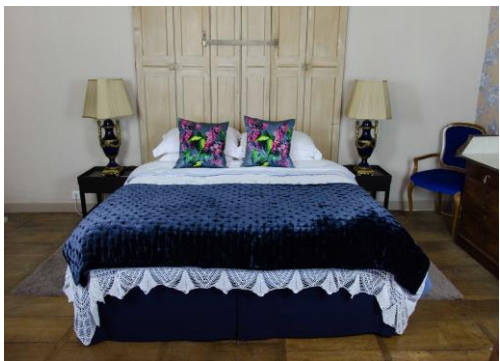
Recent taxes foncieres = 1600 euros per year

Proximity to shops and services

We are in the town centre, a very important central location for both our guests and for ourselves to access all local amenities on footwithin a 2 minute walk are local restaurants, medieval town centre, banks, and boulangeries.

ABOUT THE AREA

We are within a 20 minute drive of two wedding chateaux, Chateau Durantie and Chateau Jumilhac le Grand. Stunning Chateau Hautefort is 30 minutes away, Sarlat le Caneda is 1.5hrs away. Brantome and Orador sur Glane are both an hour's drive. An annual water colour exhibition and classical music concert are held for 6 weeks a year through the summer, and an elephant sanctuary is opening 20 minutes away. There is also an amusement park opening in nearby Coussac Bonneval (owned by SAS Dreamgest). 35 million euros funding raised, a chateau and 95 hectares purchased, a huge potential for tourism - and we are only 15 minutes away.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

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