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**Email:** as@abordimmo.com

**Phone:** +33 549803159

Idyllically situated "hotel particulier" set in 1805m2 ...

Country House For Sale



**Price:** €498,000

**Bedrooms:** 18

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Saint-Cyprien Aquitaine,24220

Idyllically situated 'hotel particulier' set in 1805m2 of grounds in a small town in the Perigord Noir on the banks of the river recently partly restored to provide 5 en-suite B et B rooms with balcony, en-suite self-contained studio with terrace, private two-bedroom apartment and up and running bar with covered terrace providing stunning views of the Dordogne river valley... and lots of further development potential.

The property is L-shaped around a large flat river-front courtyard and garden which is partly terraced and has shaded parking and easy access to the river beaches.

On the street level ground floor is a central reception area off which is the kitchen, a cloakroom, an office, street-side dining room, river-side dining room with glass windows, a large bar with glass doors to a large covered terrace with river views and a large lounge with monumental fireplace dating from 1730 and parquet floor leading on through to the second floor of the west wing.

On the garden level floor of the main building are 5 spacious en-suite B et B rooms with balcony and views of the garden and evening sunsets over the river.

Next to the B et B rooms is a two-roomed suite with kitchen, bedroom and shower room and private covered terrace overlooking the gardens.

On the first and second floor of the west wing there are 12 guest bedrooms with either en-suite shower or bathroom and wood floors and on the garden level floor there are 3 cellars... and all the rooms have a view of the river.

The outside of the west wing has been newly painted but the whole of the interior requires updating and decorating throughout, or completely remodelling into alternative accommodation.

Nestled in the heart of the building between the ground and the second floor is a newly refurbished private apartment for the owners consisting of a large living room, breakfast area, 2 bedrooms and a bathroom... and of course also views of the garden and river valley.

A fantastic opportunity in a great location to take over from the current owners who in a relatively short space of time have built a home, a B et B and a new business... a bar serving light meals, live music nights, parties and other events...

...and who are currently in the process of exploring more development projects for the rest of the 900m2 of living space.

Facilities: mains water, electricity et drainage, electric and oil-fired heating. Licence IV (alcoholic drinks licence).

