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## House for sale near Ste Alvere in the Dordogne

Ste Alvere , Dordogne , Nouvelle Aquitaine



**€399,500**

inc. of agency fees

5 Beds    5 Baths    265 sqm    0.03 ha

The property offers flexible living accommodation over three floors. Currently being run as a Chambre d'hote, it has a proven income stream for the past 5 years and would be an ideal purchase for someone...

### At a Glance

<b>Reference</b>	MFH-AES10746-STC	<b>Near to</b>	Ste Alvere	<b>Price</b>	€399,500
<b>Bed</b>	5	<b>Bath</b>	5	<b>Hab.Space</b>	265 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The property offers flexible living accommodation over three floors. Currently being run as a Chambre d'hote, it has a proven income stream for the past 5 years and would be an ideal purchase for someone looking to buy into a similar business venture.. Alternatively, it could easily be used as a large family home.

Accommodation is as follows, to the ground floor there is an large entrance hallway leading on one side to a large sitting room / dining area with doors leading to a large galley kitchen / utility area and WC. Off the other side of the ground floor entrance hall is another large living room with doors leading to a very large 'additional room' (59m<sup>2</sup>) currently being used for storage but it offers excellent potential for further development and also has its own separate access from outdoors. To the first floor are three large bedrooms, two with ensuite shower rooms, and one with its own separate shower room next door to it. To the second floor are two further large bedrooms, both with ensuite shower rooms and a separate office space..Externally there is a paved terrace to the front of the property and a small courtyard to the rear where there is also a small independent outbuilding of about 11m<sup>2</sup>, used for storage.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€399,500

## Key Information

Internal Area:	265 sqm
Land Area:	0.03 ha
Floor:	3
Property Features:	
•	Terrace

## Location: Nouvelle Aquitaine



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