



Wonderful opportunity for gite complex with campsite and restaurant.

18th century restored post-house. Stable block and barn possible to convert to 3 gites and 3 chambre d'hotels with restaurant, tea garden and swimming pool, plus campsite at rear with full modern facilities. Additional barn area for further development. Grounds extending to over 6 acres comprising woodland, . . .

Town: Brantome
Dept: Dordogne
Plot size (m2): 21935
Habitable (m2): 300
Bedrooms: 9
Bathrooms: 8
Agent: Elizabeth Trunkfield

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€ 795 000

Main house

Character old restored 18th century post-house, beautifully presented, in excellent order with recent roof and additions.

Ground floor

- * Double entrance door, entrance hall with reception area, original oak staircase, exposed stone, 13.5 sq.m
- * Dining room, tiled floor, panelling, fireplace with wood burner. Seats 24, at 24,27 sq.m.
- * Games room with pool table and library., 20 sq.m
- * WC, newly refurbished.
- * Kitchen, fitted, semi-professional range, commercial coffee machine, central work surface, exit to restaurant seating 40.
- * Ancillary oil-fired central heating radiators

First floor.

- * Spacious master bedroom/apartment 30 sq. m
- * Dressing room 15 sq.m
- * Bathroom/wc
- * Double aspect lounge with beautiful stone fireplace.
- * Oak floors overlain with sea grass throughout. Ancillary oil-fires central heating radiators.

Attic- Large loft for conversion to further bedrooms/study/office

Cellar - full length of the house suitable for storage / workshop

Outside - Terrace with roof and pergola over. Lawned tea garden (with seating for 16+) and children's play area adjacent with swings, slide, table tennis, boules court, etc

Potential . . .



La Rochebeaucourt

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