LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL 10-BEDROOM PROPERTY WITH HOTEL OR B&B POTENTIAL NEAR SAINT-ÉMILION

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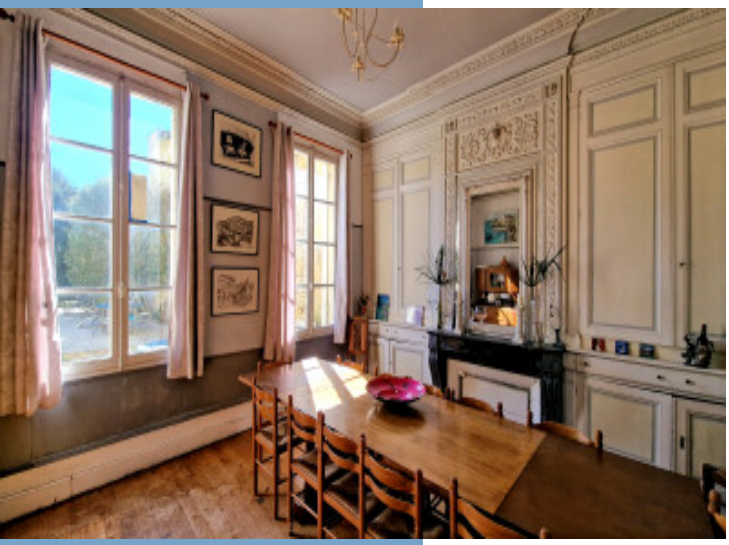




PROPERTY FACT FILE

REFERENCE	A44049SAG33
PRICE	€ 849,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	10
ACCOMMODATION	500 m²
LAND	670 m²
TOWN	Castillon-la-Bataille
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- 10 En-Suite Bedrooms
- Ideal Boutique Hotel Opportunity
- 6 x 12 m swimming pool
- Independent Guest Gîte
- 15 mins from Saint-Émilion

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PRICE REDUCED FOR A QUICK SALE – Just 15 minutes from Saint-Émilion and under an hour from Bordeaux, this exceptional character property offers a rare opportunity to acquire an established hospitality property with 10 en-suite bedrooms. The elegant main house provides 7 guest suites, private owner's accommodation and



DESCRIPTION

Recently reduced in price for a quick sale, this elegant period property offers an exceptional opportunity to create or further develop a successful hospitality business in the heart of one of south-west France's most dynamic tourist areas.

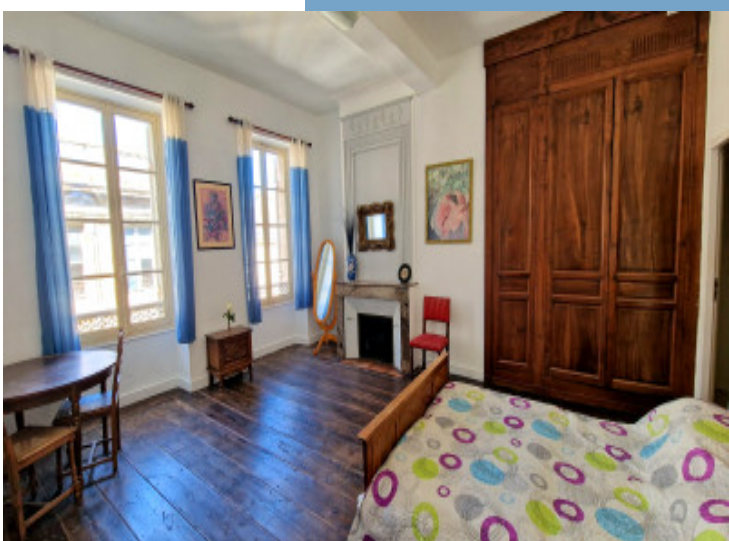
Situated in the centre of the historic riverside town of Castillon-la-Bataille, with its cafés, restaurants, shops and railway station all within easy walking distance, the property combines timeless character with remarkable volumes and outstanding commercial potential. The town itself is currently benefiting from significant investment, renovation and improvement projects, adding further interest to an area already attracting both French and international buyers.



Designed with hospitality in mind, the property offers 10 en-suite bedrooms, providing generous accommodation for guests while preserving comfortable private living quarters for the owners.

The main house is arranged over three floors and comprises 7 en-suite guest bedrooms, complemented by a private owner's suite consisting of a spacious bedroom, an elegant sitting room and a study area, allowing owners to enjoy privacy while operating a hospitality business. Altogether, the house offers 12 principal rooms, or 13 including the study, illustrating the exceptional proportions throughout.

The reception rooms are equally impressive, featuring a large family kitchen, an elegant dining room, a magnificent drawing room and a beautiful library, all perfectly suited to welcoming gu...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44049SAG33

COMPLETE FILE AND PHOTO ON REQUEST

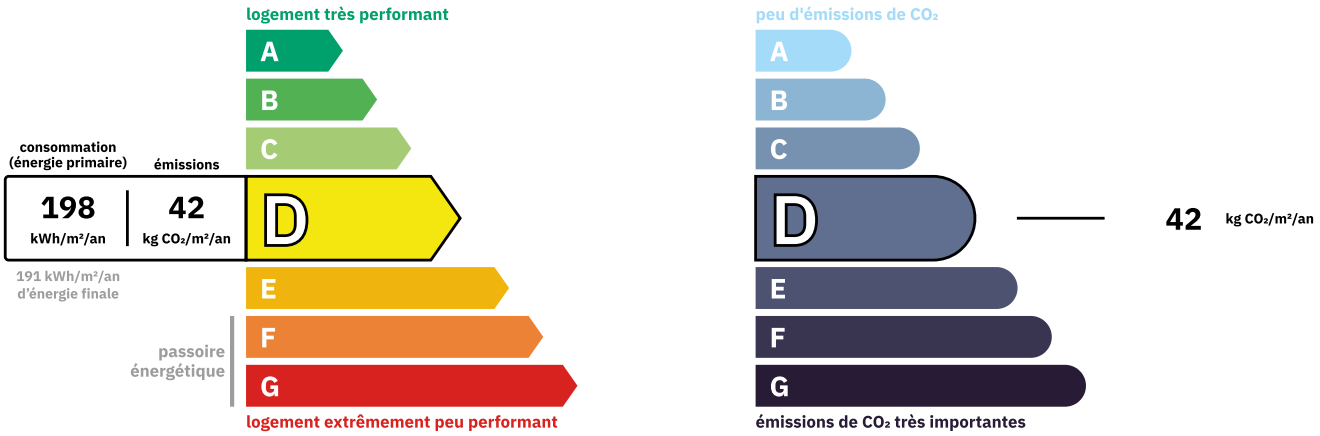
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 8350 € and 11340€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44049SAG33
FILE COMPLETE AND PHOTOS ON REQUEST

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