LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43969PAP07

Price: 1 060 000 EUR

agency fees to be paid by the seller

Exceptionally rare estate with many possibilities.







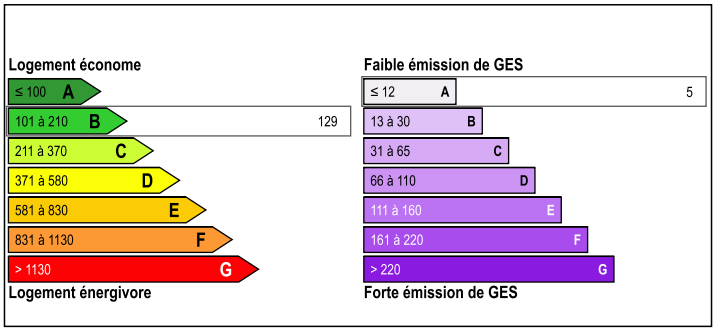








ENERGY - DPE



INFORMATION

Town:	Vallon-Pont-d'Arc
Department:	Ardèche
Bed:	8
Bath:	6
Floor:	500 m2
Plot Size:	12071 m2

IN BRIEF

Exceptional estate within walking distance of the centre of Vallon-Pont-d'Arc, one of Southern Ardèche's most sought-after tourist destinations.

Currently operated as a restaurant, the property offers a fully equipped professional kitchen, a dining room of approximately 100 m², a covered terrace with bar of 100 m² and an additional open terrace of 100 m².

The estate also includes 5 gîtes, a swimming pool and approximately 500 m² of additional space ready for further development. Ideal for creating extra accommodation, hotel rooms, wellness facilities, event spaces or a private residence.

Benefiting from beautiful open views, a long tourist season and a large private parking area, this unique property offers outstanding potential for hospitality, weddings, seminars, corporate events or a lifestyle

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

Do you dream of a new life in the sun, where living and working come together perfectly? This exceptional and versatile estate offers a unique opportunity to start immediately while developing your own vision for the future.

The property is currently operated as a restaurant and features a fully equipped professional kitchen and a spacious dining room of approximately 100 m². In addition, there is a large covered terrace with a bar of around 100 m² and an adjoining open terrace of the same size, ideal for welcoming guests in a relaxed and inviting atmosphere.

The estate also includes five gîtes, a beautiful swimming pool and no less than 500 m² of additional space ready to be transformed according to your wishes. This area could accommodate additional gîtes, hotel rooms, wellness facilities or even a spacious private residence.

The location is outstanding, within walking distance of the centre of Vallon-Pont-d'Arc, one of the most popular tourist destinations in Southern Ardèche. Thanks to the region's exceptional appeal, the property benefits from a long tourist season and a steady flow of visitors.

This is the perfect opportunity to bring your project to life. You can continue the existing business immediately while expanding, modernising or creating an entirely new concept. Surrounded by vineyards, open views and authentic charm, the setting is ideal for holidays, weddings, seminars, conferences, corporate events and much more.

Highlights

- Ready for immediate operation
- Prime tourist location
- Beautiful open views
- Significant development potential
- Large private parking area
- Facilities suitable...