LEGGETT
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Ref: A44049SAG33 Price: 849 000 EUR

agency fees to be paid by the seller

Exceptional 10-bedroom Property With Hotel or B&B Potential Near Saint-Émilion















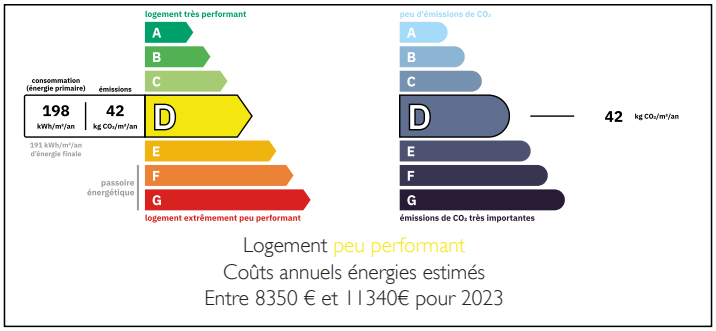
INFORMATION

Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	10
Bath:	10
Floor:	500 m2
Plot Size:	670 m2

IN BRIEF

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 impressive reception rooms, complemented by an independent 3-bedroom en-suite gîte and a superb 6 x 12 m swimming pool. Ideally located in the centre of Castillon-la-Bataille, with shops, restaurants and the railway station within walking distance, the property has also provided overflow accommodation for guests of nearby Château Rigaud weddings for around 15 years. An outstanding opportunity for a luxury chambres d'hôtes, boutique hotel, wellness or creative retreat, close to Saint-Émilion.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 8350 € et 11340€ pour 2023

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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LOCAL TAXES

Taxe foncière: **3722 EUR**

NOTES

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 guests or entertaining in style.

The independent gîte provides additional flexibility and commercial appeal, offering a spacious open-plan living area with kitchen together with three further en-suite bedrooms. Currently used for painting workshops and creative retreats, it...