

Established holiday domaine with 3 gites, campsite with glamping tents, B&B, owners house and pool, on 1,9 ha



INFORMATION

Town:	Porte-du-Quercy
Department:	Lot
Bed:	20
Bath:	15
Floor:	360 m2
Plot Size:	19100 m2

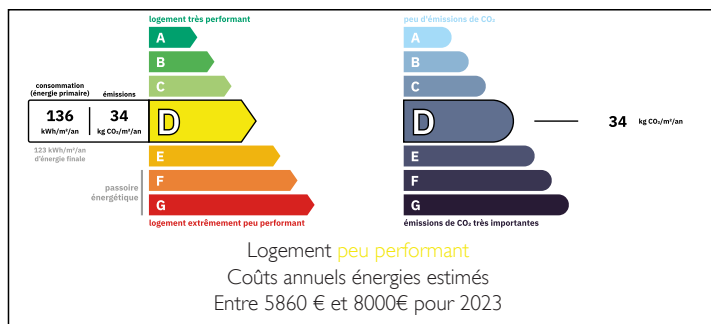


IN BRIEF

Are you looking for an exceptional lifestyle and business opportunity in the heart of the Quercy Blanc, Lot ? Then this could be for you!

Established since 2006, this successful tourism business offers a rare combination of multiple revenue streams, established clientele and an enviable lifestyle in South West France. Set on 1.9 hectares close to a village, the boutique domaine combines a characterful Maison de Maître with 4 B&B rooms, 3 fully equipped gîtes, 7 safari glamping tents, a natural campsite and a heated swimming pool. With a proven track record and loyal family clientele, the business is ready to continue operating from day one, while offering further potential for development. An exceptional opportunity for those seeking a turnkey French lifestyle business in a beautiful and highly sought-after region.

ENERGY - DPE



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.



DESCRIPTION

The established clientele is predominantly made up of young professionals and families seeking a safe, carefree and child-friendly holiday, with a nice combination of comfort, simplicity and a relaxed atmosphere. The current owners offer a combination of different types of accommodation and other services, such as breakfast service, table d'hôte (evening meals), but also theme weeks such as KidsActif or Baby/Toddler weeks.

Centrally located on the property is the imposing main house, the Maison de Maitre, where you will find a reception area, as well as a spacious dining room (60 m²), a semi-professional kitchen (fully renovated in 2022) and further storage facilities, all on the ground floor.

The first floor offers 4 spacious B&B rooms, all with their own private shower rooms and WC, while the second floor is the owners apartment : a large open plan living area with kitchen, 4 bedrooms and a bathroom.

Across the courtyard from the Maison de Maitre, you will find the stone barn, with 3 fully equipped holiday cottages (2 gites with 2 bedrooms, 1 gite with 1 bedroom) and a large "auvent", a large covered terrace (75 m²) where you can sit and relax, observe the kids playing while enjoying a glass of wine, or have dinner in the evenings.

Further afield is the campsite (aire naturelle, max 20 pitches) with 7 fully equipped safari tents. The tents (35 m²) have 2 separate sleeping compartments, a spacious covered terrace and are fully furnished with...

LOCAL TAXES

Taxe foncière: 3000 EUR

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