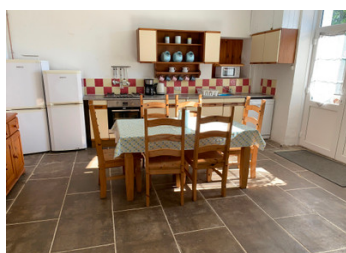


Turnkey Gite Business with 3 Rentals, Bar/Restaurant, Pool, & Owner's Home in Sunny Charente, France



INFORMATION

Town:	Passirac
Department:	Charente
Bed:	15
Bath:	7
Floor:	600 m2
Plot Size:	4627 m2

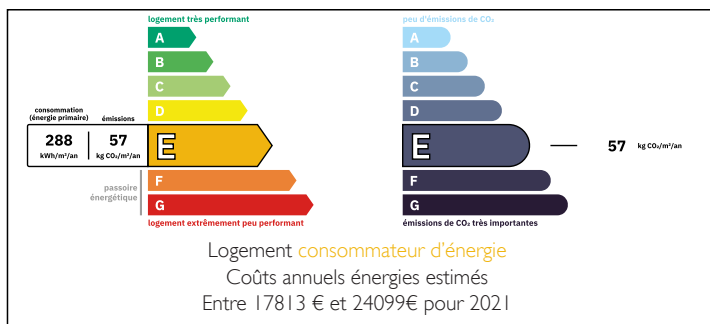


IN BRIEF

In the heart of the Charente countryside, this exceptional lifestyle and income-generating property offers 3 fully furnished, high-capacity gîtes, a thriving bar/restaurant with Licence IV, a large private owner's residence, and extensive leisure facilities including a 12x8m pool, splash pool, games room, and gardens.

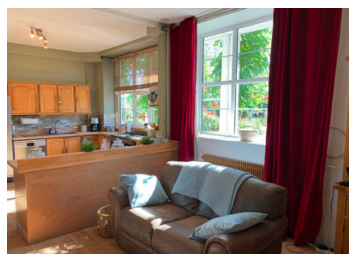
Just 12km from Chalais and 18km from Barbezieux, with access to TGV links and major motorways, this property is ideally placed to attract year-round tourism. Set within one of France's sunniest microclimates and offering immense potential for expansion—this is a rare chance to step straight into a proven hospitality business with room to grow. Turnkey operation, well-established client base, and website included.

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.



LOCAL TAXES

Taxe foncière:	4500 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Outstanding Lifestyle & Business Opportunity in the Heart of the Charente – Gîtes, Restaurant, Pool & Owner's Home

Set in the peaceful and sunny Charente region, this exceptional hospitality property offers a turnkey opportunity to live and work in one of France's most sought-after rural areas. Fully equipped for both business and comfortable living, the estate includes three spacious and popular gîtes, a well-reviewed restaurant/bar with Licence IV, private owner's accommodation, and an array of leisure facilities for guests—all just a short drive from key transport hubs and airports.

Key Features at a Glance:

Three high-capacity gîtes (sleeps 29 total) – ready for guests with charming interiors, kitchens, and bathrooms.

Spacious 3-bedroom owner's home – with private garden, terrace, and beautiful open-plan living.

Bar & restaurant (35 covers) – fully equipped commercial kitchen, covered terrace, and compliant with health regulations.

Licence IV – enabling the sale of alcohol onsite, enhancing business potential.

Three pools – main pool (12x8m), children's splash pool (3x3m), and diving pool (8x2.5m), with a 300m² sun terrace.

Leisure facilities – games room (60m²), play area, exercise space, and hangar for events or additional income streams.

Fully operational with proven revenue – year-round business with strong turnover and loyal clientele.

Strong digital presence – professional website included in sale.