

Exceptionally rare estate with many possibilities.



## INFORMATION

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

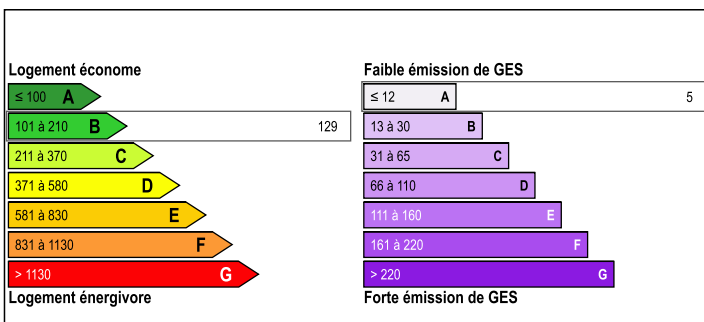


## IN BRIEF

Who will make their dream in the sun come true here and is going to ring the bell?

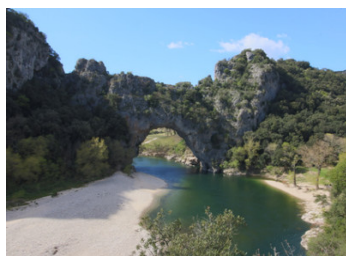
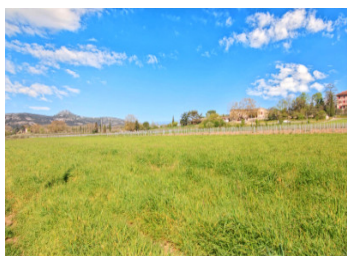
Are you dreaming of a new life in the sun, where living, working, and enjoying life come together? This unique and rare estate offers an exceptional opportunity: an immediately profitable business combined with outstanding development potential.

## 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

Ideally located near the center of Vallon-Pont-d'Arc, in one of the most sought-after tourist regions in France, this property benefits from a steady flow of both national and international visitors.

The estate is currently successfully operated as a restaurant and features:

- \* a fully equipped professional kitchen
- \* a charming dining area of approx. 100 m<sup>2</sup>
- \* a large covered terrace with bar (approx. 100 m<sup>2</sup>)
- \* a spacious adjoining outdoor terrace of approx. 100 m<sup>2</sup>

In addition, the property includes:

- \* 5 gîtes for rental income
- \* a beautiful swimming pool
- \* no less than 500 m<sup>2</sup> of additional space with endless possibilities (expansion, wellness, events, extra accommodation, etc.)

Here, you combine immediate operation with future development potential — a rare combination that makes this property particularly attractive for entrepreneurs, investors, or anyone looking to create their own lifestyle project.

The surroundings are simply stunning: nestled among vineyards, with open views and an atmosphere perfectly suited for holidays, weddings, and events.

This is more than just a property — it's an opportunity to start a new life in a place where others come to vacation.

Interested?

Opportunities like this rarely come to market. Get in touch today and discover the full potential of this exceptional estate.

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES