

Exceptional 10-Bedroom Hospitality Property Near Saint-Émilion

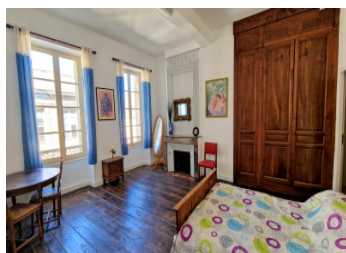
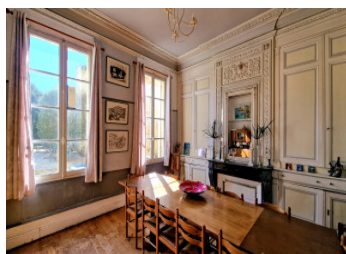
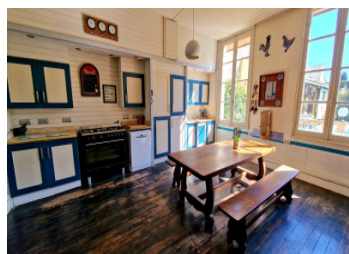


INFORMATION

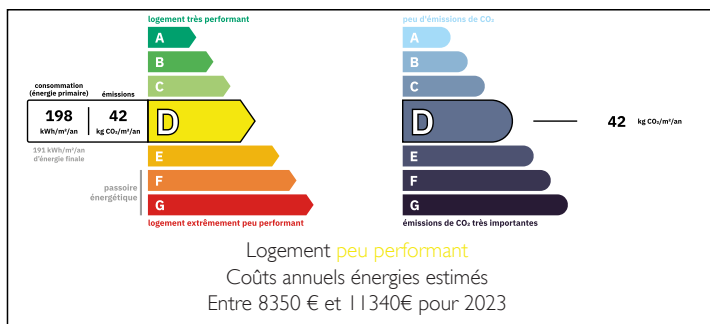
Town:	Castillon-la-Bataille
Department:	Gironde
Bed:	10
Bath:	10
Floor:	500 m2
Plot Size:	670 m2

IN BRIEF

PRICE REDUCED FOR A QUICK SALE – Just 15 minutes from Saint-Émilion and under an hour from Bordeaux, this exceptional character property presents a rare opportunity to acquire a 10-bedroom, all en-suite residence perfectly suited to a boutique hotel, luxury chambres d'hôtes or wellness retreat. Comprising an elegant main house with 7 en-suite guest bedrooms and a private owner's suite, together with a separate 3-bedroom en-suite gîte, generous reception rooms and a 6 x 12 metre swimming pool, this is an outstanding lifestyle and business opportunity in one of the most sought-after areas of the Bordeaux region.

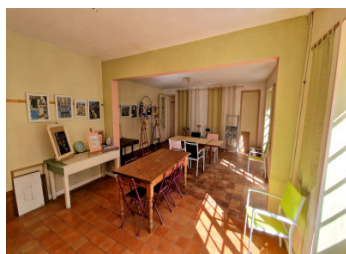


ENERGY - DPE



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

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 desirable tourist destinations.

Situated in the centre of the vibrant 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.

Designed with hospitality in mind, the estate 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 complete 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 could equally become a yoga or Pilates studio, wellness retreat, artists' residence or independent guest accommodation, creating multiple potential income streams.

Outside, the beautifully arranged...

LOCAL TAXES

Taxe foncière: **3722 EUR**

NOTES