



## Domaine d'exception, potentiel unique pour gites ou plus !



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 228,797.36

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Bourran
Ταχυδρομικός κωδικός:	47320
Δημοσιεύθηκε:	09/04/2026

#### Περιγραφή:

Located in the commune of Bourran, this elegant manor house sits in the heart of approximately 15,000 sqm of land, offering a peaceful natural setting and outstanding potential. The property is ideal for developing a large-scale project, such as a collection of holiday cottages or a high-quality tourism business.

The main building, structurally sound, currently offers around 120 sqm of living space. Two additional sections of 424 sqm and 440 sqm provide a combined potential of 864 sqm of living space after renovation. Renovation work is required throughout the property, including roof framework restoration, allowing for a fully customized project tailored to your vision.

Thanks to its generous volumes, layout, and land size, the property is perfectly suited for creating multiple independent units, holiday rentals, an event venue, or an extended family residence. Each area can be redesigned to optimize comfort, flow, and privacy for future occupants.

The outbuildings further enhance the estate's potential: a former farmhouse (métairie) in need of full renovation, as well as an old wine storehouse from a vinegar production facility, housing 113 barrels, add unique character. This space is suitable for various projects, such as a workshop, reception hall, professional premises, storage, or any bespoke development.

With its character, rare volumes, and exceptional layout, this property represents a unique opportunity for



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a gîte project, a heritage investment, or an outstanding living environment. A property to reinvent according to your vision and ambitions.

Κατασκευάστηκε: 1750

## Κοινά

Κρεβατοκάμαρες: 3  
Τελειωμένα τετραγωνικά πόδια: 124 τ.μ  
Μέγεθος αυλής: 14911 τ.μ

## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 391

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T725718/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T725718/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1636907

