



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 971,344.32

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Availles-Limouzine
Soumis:	21/10/2025

### Description:

Nestled above the Vienne River and overlooking the charming village of Availles-Limouzine, this exceptional property extends over approximately 4 hectares of land. Currently operated as a gîte complex (a future owner may need to reapply for the necessary permissions and business registration), it features a heated swimming pool, a play area, a mini-farm, and a main residence. The main building stands out for its great versatility. It houses six self-contained gîtes accommodating up to 40 guests, each with its own kitchen, living area, private outdoor access, and a variable number of bedrooms and bathrooms. Communal areas provide ample space for large groups to gather for holidays, weddings, or other private events. The main house offers seven bedrooms, each with an en-suite bathroom, along with several reception rooms. Previously divided into three independent dwellings, it could easily be reconfigured as such, thanks to its three staircases and separate entrances. With a recently installed solar powered electric system, the house has an energy rating of C. Adjoining the main house, a guest cottage with two bedrooms and two shower rooms could easily serve as a seventh gîte. Both the cottage and one of the gîtes in the principal building are wheelchair accessible. The property is connected to mains drainage and benefits from central gas heating. The village of Availles-Limouzine, within walking distance, provides all essential amenities including a restaurant, grocery store, primary school, doctors, dentist, and pharmacy. Nearby towns such as L'Isle Jourdain and Confolens offer a wider range of shops, secondary schools, restaurants, cafés, and a hospital. The surrounding area offers a wide variety of tourist activities: zip-lining, bungee jumping, motorsports, horse riding, swimming, kayaking, cycling, and hiking. There are also wildlife parks, gardens, and historic sites to explore. A rare opportunity combining a commercial venture, holiday accommodation, and a family home in a beautiful natural setting. Price including agency fees : 830 000 € Price excluding agency fees : 790 477 € Buyer commission, tax included: 5%



## Commun

Chambres:	26
Salle de bains:	21
Pied carré fini:	1270 m <sup>2</sup>
Dimesions du lot:	41863 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/MLSM-T10707/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T10707/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi79454
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