



## 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 645,583.56

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Blaye  
Soumis: 31/10/2025

#### Description:

Located in the heart of the popular citadel town of Blaye, on the Gironde Estuary, you will find this spacious property adapted for its current usage as a Chambres d'Hôtes business. With bars, restaurants and shops all accessible on foot and just steps away from the ancient citadel, with its breath taking views over the estuary, this property offers the perfect opportunity for a hospitality business (subject to the necessary registration) or as a well-placed large family home. The accommodation is currently split into 2 parts, with 2 separate access doors. The first entrance leads to a large reception area with enclosed kitchenette and a breakfast area, which looks out onto the sun terrace and garden. From the reception area there are stairs leading to the bedrooms and facilities on the first floor. The second entrance to the property opens into the private living area, with many of its original period features. There is a living dining room, a kitchen, a bedroom, WC and laundry area, with access to the garage. The garden and terraces are accessible via both the kitchen and living space. There are internal stairs which link the private area to the area currently operating as a chambres d'hotels. On the first floor you will find 4 large bright bedrooms each with an ensuite shower room and WC. There is a communal relaxation space overlooking the garden, an indoor pool, laundry room and separate WC. From the first floor there is access to the loft space of approximately 150m<sup>2</sup>, which could be converted (subject to the necessary permissions). The property benefits from a large integral garage and a garden of approximately 215m<sup>2</sup> (there is potential to acquire more land and an additional building of approximately 75m<sup>2</sup> for interested parties, please contact us for details). The property is connected to mains gas and drainage. For more information about the property and the local area or to book your viewing contact us today.

#### Commun



Chambres: 5  
Salle de bains: 4  
Pied carré fini: 275 m<sup>2</sup>  
Dimensions du lot: 365 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T10789/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10789/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi82379

