



## The Viscount's Legacy: An Exceptional Investment in the Heart of Beaulieu



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 715,827.74

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Cap:	19120
Pubblicato:	11/04/2026

### Descrizione:

Seize the rare opportunity to own a piece of history spanning nearly 500 square meters, nestled in the historic Beaulieu district. Combining medieval prestige with immediate rental income, this building is a gem for discerning investors. A Journey Through Time: From the moment you cross the threshold, the spirit of the chivalric era takes hold. A magnificent stone spiral staircase leads to the upper floors, a testament to the nobility of this building, which may date back to the illustrious Viscount of Turenne. The spaces are monumental, the materials exquisite, and the atmosphere utterly unique. - Potential Profitability: A Multi-Income Strategy. The building is designed to maximize your cash flow through optimal mixed-use development: Residential Component (Already Operational): 1st Floor (Master Apartment): A magnificent 70m<sup>2</sup> living space, a 30m<sup>2</sup> eat-in kitchen, a master suite, and a luxury bathroom (41m<sup>2</sup>). 2nd Floor (The Gîtes): Two one-bedroom apartments (almost 60m<sup>2</sup> each), currently rented as gîtes, offering high tourist returns thanks to the appeal of Beaulieu, one of the most beautiful villages in France. Flexible Studio: A separate 21m<sup>2</sup> bedroom with a shower room can be attached to the main apartment or used as an additional rental studio. The Commercial Option / or Gastronomic Project: The ground floor includes a garage/workshop and three other units (one already rented). A Golden Opportunity: The layout and location allow for the transformation of these units into a prestigious restaurant. Imagine a gourmet dining experience under historic vaulted ceilings, a concept highly sought after by tourists. The Growth Bonus: On the top floor, 130 m<sup>2</sup> of convertible attic space (with two separate entrances already created) allows for the creation of two new apartments, instantly boosting the asset's value and return. Why this investment? It's the perfect marriage of heritage preservation (protecting your capital in historic buildings) and economic performance. Whether you wish to develop a



boutique hotel, a restaurant project, or a mixed rental management scheme, this property is a landmark. Investors, don't miss this piece of Lower Limousin history. Contact us for a private tour of this profitable property. Important Note: The renovations are of very high quality, preserving the authenticity while offering the modern comforts essential for high-end operation.

## Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	367 mq

## Room details

Total rooms:	10
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	192
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## Building details

Number of Garages:	1
Numero di piani:	4

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/TXNV-T30695/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T30695/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	12042370900
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