



Montague Court B&B & Gites For Sale In Riberac Dordogne France



Informazioni sull'Agente

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Experience since:	2002
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Specialties:	
Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,140,707.12

Posizione

Nazione:	France
Cap:	24600
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Descrizione:

Montague Court B&B & Gites For Sale In Riberac Dordogne France

Esales Property ID: es5555185

Montague Court

Bed & breakfast in Riberac, France

10 Chem. des Tilleuls, 24600 Riberac, France

Executive Summary & Investment Overview

Offered at €980,000, Montague Court is an exceptional, fully operational executive real estate and hospitality portfolio located on the peaceful edge of Riberac (postcode 24600), in the Dordogne department of southwestern France. Spanning approximately 14,200 m² (over 3.5 acres) of fully fenced land, this sprawling estate is known locally as 'Paradise'—celebrated as one of the largest and most impressive properties within easy walking distance of the town center. While set in a tranquil, rural-like



sanctuary, it benefits from complete modern municipal infrastructure, including mains water, mains gas, and mains electricity.

The scale of Montague Court makes it far more than a standard residential home; it represents a turnkey business opportunity with extensive existing revenue streams and high-potential expansion capacity. The property seamlessly blends a elegant 6-bedroom primary residence with three independent guest cottages (gites), a dedicated indoor function room, an outdoor event marquee, and robust recreational infrastructure.

The transaction includes all furniture, appliances, and fixtures for the guest cottage and gites, enabling immediate business continuity for self-catering operations (the main B&B residence will be delivered unfurnished).

Prime Location & Surroundings

Situated just a five-minute walk from the heart of historic Ribérac, Montague Court benefits from immediate access to a lively market town featuring an excellent choice of traditional French restaurants, cafes, and daily essential amenities. Ribérac is globally famous for hosting one of the region's largest open-air Friday markets, drawing a vibrant mix of year-round tourists, locals, and an established international expat community. For summer leisure, a popular man-made beach with a lakeside restaurant and snack bars is just a 15-minute drive away.

Property Architecture & Accommodation Portfolio

Across the main residence and three secondary cottages, the estate offers a total of 14 beautifully appointed bedrooms (13 currently fully operational, with 1 completing minor final touches) and 13 to 14 en-suite bathrooms, highlighted by a luxurious dedicated Bridal Suite.

1. Main Townhouse & B&B Residence An impressive 11-room estate home that serves as primary owner accommodation while operating a high-yield boutique Bed & Breakfast wing. The B&B features five individually styled guest rooms. Overnight stays include a daily continental breakfast, with an optional cooked breakfast upgrade for €10 per person:

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Bedroom 1: Features a private en-suite bathroom (€125.00/night).

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Bedroom 2: Interconnecting guest room with direct access to Bedroom 3 (€100.00/night).

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Bedroom 3: Features a private en-suite bathroom (€125.00/night).



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Bedroom 4: Features a private balcony leading directly to a full bathroom with a luxurious freestanding roll-top bathtub (€125.00/night).

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Bedroom 5 (Bridal Suite): A premium suite featuring a private en-suite bathroom and a separate small sitting room equipped with a guest refrigerator (€150.00/night).

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Bedroom 6: Additional private bedroom serving owner or guest quarters.

2. Self-Catering Cottages & Gites The estate features three independent, fully furnished rental units equipped with complete kitchens (cookers, ovens, microwaves, refrigerators, freezers, dishwashers, and washing machines):

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The Cottage: An open-plan residence featuring a kitchen, living, and dining area, hallways, a private terrace, and 2 en-suite bedrooms (one double bedroom; one family bedroom with a double and two single beds).

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Rates: Low Season (March-May): €1,000/week | High Season (June-Sept): €1,200/week

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Gite 1: High-capacity holiday home featuring an open-plan kitchen/living/dining space and 3 double bedrooms, each with a private en-suite bathroom.

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Rates: Low Season (March-May): €1,200/week | High Season (June-Sept): €1,500/week

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Gite 2: Features a 3-double-bedroom layout matching Gite 1 (currently completing final minor construction touches). Built with expanded utility infrastructure, Gite 2 can operate as guest lodging or easily convert into a commercial professional kitchen to service large-scale events.

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Rates: Low Season (March-May): €1,200/week | High Season (June-Sept): €1,500/week

Events, Recreational Facilities & Future Potential

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Event & Function Spaces: Equipped to host weddings, corporate retreats, and private parties. Features an indoor function room seating up to 60 guests (currently hosting a pool table lounge area) and a heavy-duty 16m x 6m outdoor marquee (requiring floor tiling finish). The estate holds active alcohol (wine/beer) and music licenses.

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Grounds & Parking: Fully fenced grounds with a large private parking area and a safely walled and gated outdoor swimming pool.

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Expansion Land: Includes two additional adjacent fields, offering immediate potential to construct further accommodations or leisure facilities, subject to obtaining standard local planning permits.

ABOUT THE AREA

Riberac is a charming, historic commune situated in the Dordogne department of southwestern France, within the picturesque Nouvelle-Aquitaine region. Nestled along the meandering banks of the Dronne River, the town serves as the capital of the Val de Dronne area, often referred to as the gateway to the Perigord Vert. Its location is characterized by rolling hills, lush agricultural land, dense oak forests, and peaceful river valleys that draw visitors seeking an authentic countryside escape.

Historically, Riberac developed as a key market town, a reputation it proudly maintains into the present day. The town's historical center features traditional limestone buildings, narrow streets, and notable architectural heritage, including the 12th-century Church of Notre-Dame, a striking former collegiate church with imposing Romanesque features. Every Friday morning, Riberac hosts one of the largest and most famous open-air markets in the Dordogne, transforming the town square into a bustling hub filled with regional specialties, fresh produce, duck delicacies, local cheeses, and seasonal truffles.

Culturally and lifestyle-wise, Riberac offers a quintessential Southwestern French experience where gastronomy and outdoor recreation take center stage. The surrounding Dronne River provides ample opportunities for canoeing, kayaking, fishing, and riverside walking, while the surrounding countryside is crisscrossed with scenic cycling paths and hiking trails. The town benefits from a vibrant community of local artisans, farmers, and a well-established international expat population, contributing to a welcoming and lively atmosphere throughout the year.

The nearest commercial airport to Riberac is Bergerac Dordogne Perigord Airport (EGC), located approximately 55 kilometers to the south, which typically takes around 50 to 60 minutes to reach by car.



For broader international flight connections and long-haul routes, Bordeaux-Merignac Airport (BOD) serves as the major regional hub, situated roughly 120 kilometers to the southwest and reachable in under an hour and a half via local highway connections.

MAIN FEATURES:

- * 400m2 of living space
- * 14200m2 plot
- * 13 Bedrooms
- * 13 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Sì

Comune

Camere da letto:	13
Bagni:	13
Finito piedi quadrati:	400 mq
Dimensione del lotto:	14200 mq

Rental details

Furnished: No

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.886.085



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