



Impressive and spacious house, ideal hotel, b and b, for weddings and conferences, live and work in this beautiful region SW France in the microclimate



Agent Info

Name: ArKadia
Company
Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 477,750

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Aubeterre-sur-Dronne
ZIP code: 16390
Posted: Jan 11, 2024

Description:

Summary

This impressive old stone building which stands proud in the village was once the old post office and a farm. It is a huge building with lots of possibilities you could run it as a hotel, (There is no drinks or restaurant licence.) gites, event centre, bed and breakfast, bar/restaurant or for weddings. The property is in good condition with central heating and spacious rooms, a salt water swimming pool, solar panels, 5 garages and an income.

This property is definitely one to view if you want to run a business in SW France, the house is located in a village near Aubeterre Sur Dronne, you can walk to the shops/supermarket. The property is connected to the mains sewerage system. The garden is 3200m².

The property consists of an entrance hall with reception, bar, commercial kitchen, utility room, boiler room, large dining room, lounge/games room. There is a staircase to 13 en-suite bedrooms. There is a separate owners accommodation with entrance, staircase to kitchen, dining room/lounge, and 2 en-suite bedrooms. There is another house (currently rented) with kitchen/lounge, 2 bedrooms, bathroom and laundry, this house has its own garden and is rented out for 6000€ per year. The revenue for the solar panels is 3500€ per year. The pool is 12m x 6m, there is a terrace, bar, shower and WC. This property is fully equipped to start a business, all the furniture, the commercial kitchen, the bar and furniture are all



included, you will just need some vision and your suitcase!

The possibilities for this property are endless, and with little effort you could make a decent living.

I have a file of over 100 photos, and some videos, please email for more information

Revenue Generation

Cottage rented : 6100€ pa

Solar panels electricity to EDF : 3500€ pa

Gites/rooms rental : 30 000€ for 3 months rental

Condition: Reformed

Common

Bedrooms: 18

Bathrooms: 34

Finished sq. ft.: 724 sq m

Lot Size: 3200 sq m

Energy efficiency

Energy Use (kWh/m²/year): 269

Building details

Parking: Yes

Number of Garages: 1

Outdoor Amenities: Pool

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T170891/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1687-pi22985



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