



listing



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: USD 3,013,915.37

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Périgueux
Posted: Jul 09, 2025

Description:

Seize a rare opportunity to invest in the heart of the Périgord: a collection of high-end, eco-friendly holiday residences nestled within an authentically charming 8-hectare wooded park. The estate features 8 separate gîte units (comprising a total of 20 gîtes), each thoughtfully designed with a strong focus on comfort and sustainability. This is an ideal opportunity for those looking to enter the rapidly growing luxury ecotourism market (a new owner will need to submit a fresh application to obtain the necessary permits). The estate features a collection of architect-designed holiday homes, accommodating between 2 and 17 guests each. Every residence has been thoughtfully created with a focus on energy efficiency, incorporating green roofs, wood and stone cladding, heat pumps, rainwater harvesting systems, and 100% renewable electricity. To date, it is the only holiday rental business in the region to achieve an A energy rating across all its buildings. Seamlessly integrated into their natural surroundings, these homes also provide all the comforts of modern living: spacious terraces, king-size beds, fully equipped kitchens, flat-screen TVs, and free Wi-Fi. One of the major highlights of this holiday village is that each gîte unit comes with its own private swimming pool (4 x 8 m), ensuring exclusive use for guests. Set on generous plots of 5,000 m² each, these accommodations offer peace, privacy, and tranquillity — key features for a high-end clientele seeking a luxurious and sustainable retreat. One of the most attractive aspects of this estate is the presence of a building permit (UT) covering the entire site. In a context where the local PLUi restricts new constructions for the next ten years, this authorization provides a rare strategic advantage. With part of the land already partially serviced, the potential for future development significantly enhances the appeal and value of this investment. Thanks to its distinctive architecture and strong commitment to ecology, the estate attracts a wealthy clientele seeking a retreat that combines refinement with environmental responsibility. In addition, it offers a wide range of outdoor activities such as hiking



and cycling, as well as privileged access to the region's iconic sites, including the historic town of Sarlat and the famous Lascaux caves. The property also presents an excellent opportunity to host events, with a large space suitable for weddings, family gatherings, and corporate events accommodating up to 130 guests. Several guesthouses have been adapted for accessibility, allowing the estate to welcome a broader and more inclusive clientele. This estate offers a rare opportunity to capitalize on the growing market for high-end eco-friendly vacation homes, in one of the most sought-after locations in France. Don't miss the chance to become the owner of this exceptional property and offer your guests an authentic, luxurious, and sustainable experience in the heart of a region of remarkable beauty. For more information, feel free to contact us today. Price including agency fees : 2 612 500 € Price excluding agency fees : 2 500 000 € Buyer commission, tax included: 4.5%

Common

Bedrooms:	41
Bathrooms:	24
Finished sq. ft.:	1560 sq m
Lot Size:	77731 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MLSM-T10102/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi71750
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