



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 230,730.36

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Châlus
Posted: Sep 30, 2025

Description:

This historic property was an auberge for over 100 years and is coming onto the market offering you a chance to buy a slice of history in the Chalus area. Located on the main road between Perigueux and Limoges, it has enormous commercial possibilities and could be turned back into a restaurant, bar, cafe etc, (there's the possibility of either buying or renting the License 4 which is already established) as well as converting the upper two levels into apartments/gites or equally one incredible private residence (subject to necessary permissions)! The ground floor offers a generous bar with beautiful beams and large, stone fireplace which creates a really authentic atmosphere for your clientele. There are two dining rooms, a kitchen, prepping area and washing room that used to service the restaurant, and a WC and small cave. There is access to the garden with a wooden terrace for summer dining for the old restaurant and some mature trees. From the garden you get views of the famous tower of Chalus castle (where it is said that Richard the Lionheart was dealt his final blow) which is only a 2 minute walk away. The first floor comprises of 6 bedrooms with en suite bathrooms/shower rooms and an owners apartment. You could update the interior decor to transform it into a chambre d'hôtes or divide up the spaces into rental apartments (subject to necessary permissions). Please see the floor plans and get in touch with any questions. Almost all the windows throughout are double glazed. There is a 2nd floor which hasn't been renovated and is currently an attic space. However, there is plenty of usable space there if needed. All the suggestions of how his property could be renovated are subject to the necessary permissions. In addition to the main building, there is an independent apartment attached to the property. This has been fully renovated to a modern standard and could bring in an instant income if needed (subject to necessary permissions) or provide a comfortable place to stay while renovating the main property to suit your project. Beneath the apartment is a large garage and there is access to the garden from the front and rear



of the property. This property is packed with charm, character and history and is just waiting to be given a new lease of life in its community. It really has to be viewed to realise its full potential so please get in touch with us today to arrange viewing. Price including agency fees : 200 000 € Price excluding agency fees : 185 186 € Buyer commission, tax included: 8%

Common

Bedrooms:	10
Bathrooms:	7
Finished sq. ft.:	311 sq m
Lot Size:	815 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MLSM-T9610/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi80011
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