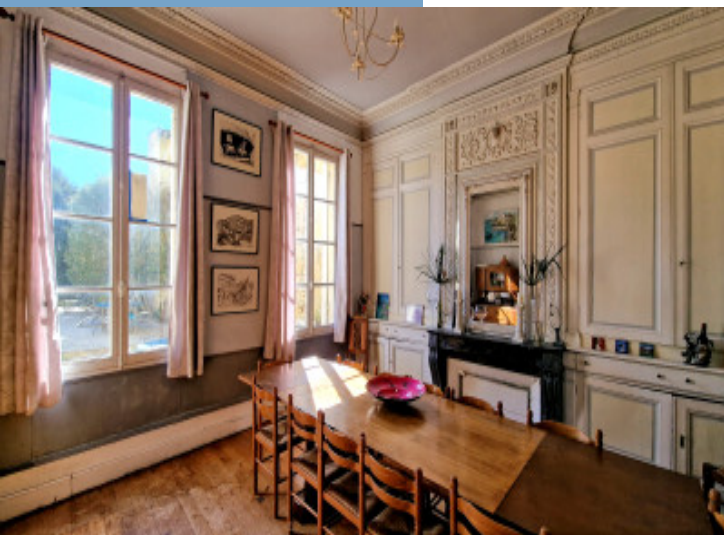
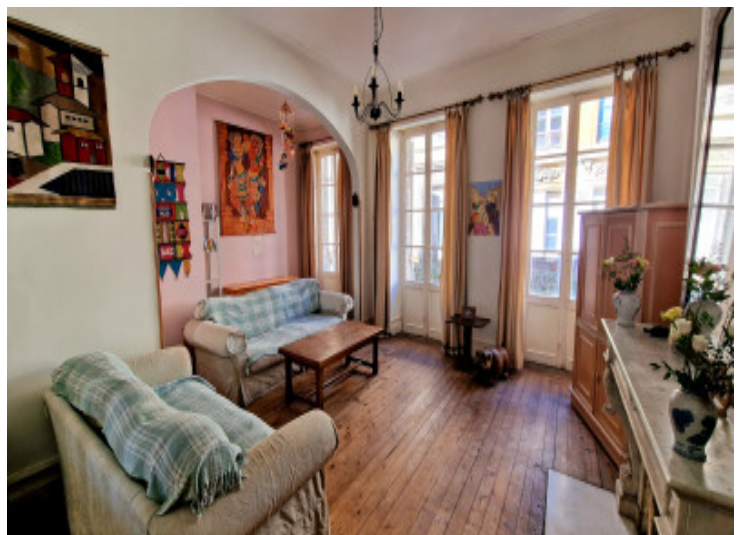




## EXCEPTIONAL 10-BEDROOM HOSPITALITY PROPERTY NEAR SAINT-ÉMILION



PROPERTY FACT FILE	
REFERENCE	A44049SAG33
PRICE	€ 898,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	500 m <sup>2</sup>
LAND	670 m <sup>2</sup>
TOWN	Castillon-la-Bataille
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- 10 En-Suite Bedrooms
- Ideal Boutique Hotel Opportunity
- 6 x 12 m swimming pool
- Independent Guest Gîte
- 15 mins from Saint-Émilion

EXCEPTIONAL  
10-BEDROOM  
HOSPITALITY PROPERTY  
NEAR SAINT-ÉMILION...

Ref : A44049SAG33

PRICE REDUCED FOR A QUICK SALE – Just 15 minutes from Saint-Émilion and under an hour from Bordeaux, this exceptional character property presents a rare opportunity to acquire a 10-bedroom, all en-suite residence perfectly suited to a boutique hotel, luxury chambres d'hôtes or wellness retreat. Comprising an

## DESCRIPTION

Recently reduced in price for a quick sale, this elegant period property offers an exceptional opportunity to create or further develop a successful hospitality business in the heart of one of south-west France's most desirable tourist destinations.

Situated in the centre of the vibrant riverside town of Castillon-la-Bataille, with its cafés, restaurants, shops and railway station all within easy walking distance, the property combines timeless character with remarkable volumes and outstanding commercial potential.

Designed with hospitality in mind, the estate offers 10 en-suite bedrooms, providing generous accommodation for guests while preserving comfortable private living quarters for the owners.

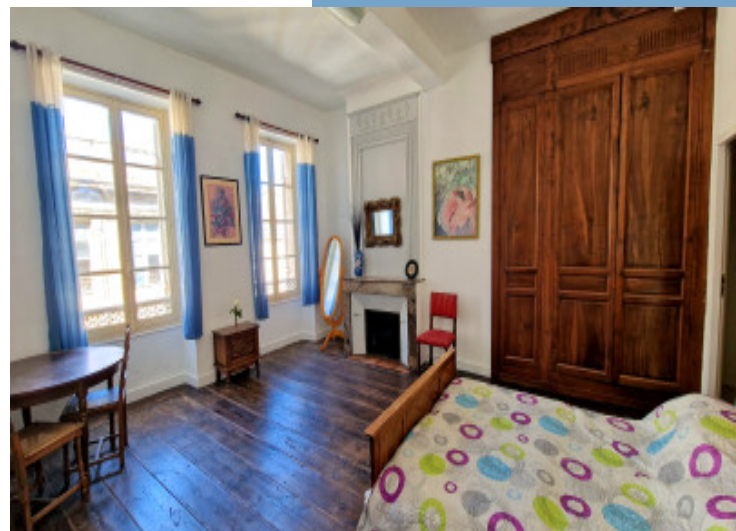
The main house is arranged over three floors and comprises 7 en-suite guest bedrooms, complemented by a private owner's suite consisting of a spacious bedroom, an elegant sitting room and a study area, allowing owners to enjoy complete privacy while operating a hospitality business. Altogether, the house offers 12 principal rooms, or 13 including the study, illustrating the exceptional proportions throughout. The reception rooms are equally impressive, featuring a large family kitchen, an elegant dining room, a magnificent drawing room and a beautiful library, all perfectly suited to welcoming guests or entertaining in style.

The independent gîte provides additional flexibility and commercial appeal, offering a spacious open-plan living area with kitchen together with three ...

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A44049SAG33>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

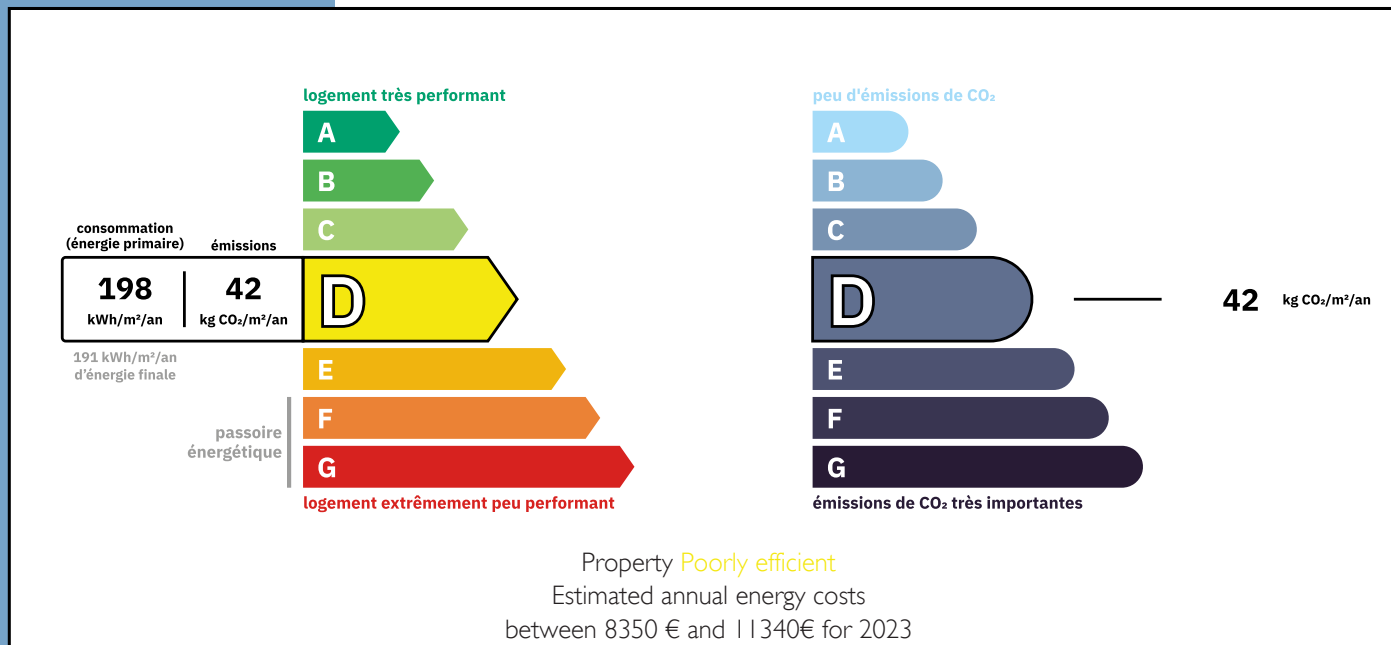


EXCEPTIONAL 10-BEDROOM  
HOSPITALITY PROPERTY NEAR  
SAINT-ÉMILION...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A44049SAG33

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A44049SAG33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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