

LE NEPTUNE – ONE OF THE CANAL DU MIDI'S MOST HIGHLY RATED BED & BREAKFASTS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A46310IEG11
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	338 m²
LAND	50 m²
TOWN	Ginestas
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	Good condition
FEATURES	Mains drainage, Electricity on site, Business potential

*Price based on current exchange rate which is subject to change





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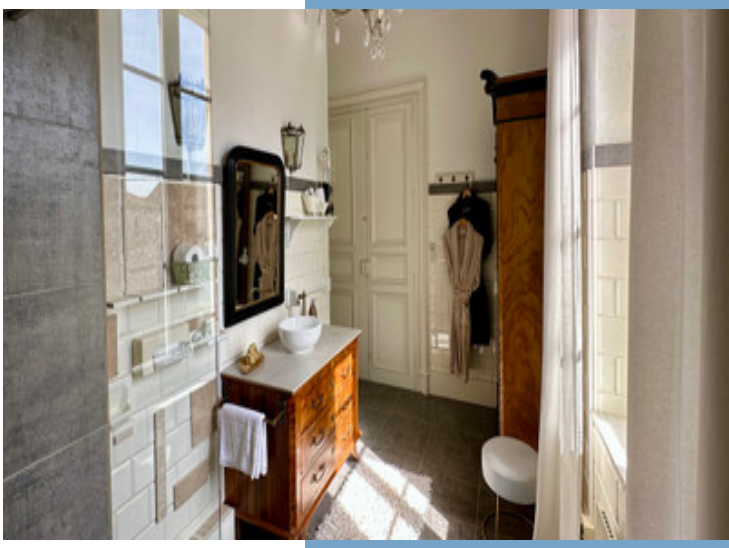
- Established turnkey hospitality business (B&B)
- 9.5+/10 guest ratings & hundreds of reviews
- Prime Canal du Midi location – Le Somail
- Loyal international repeat clientele
- Profitable lifestyle investment in Southern France

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A rare opportunity to acquire one of the Canal du Midi's most highly regarded bed and breakfast (chambre d'hôtes) businesses in the heart of the picturesque village of Le Somail. Le Neptune is an established, turnkey B&B and guest house with an exceptional reputation, consistently outstanding guest reviews and a loyal international







DESCRIPTION

Some properties are simply beautiful homes. Others offer the opportunity to change your life.

Located in the heart of Le Somail, one of the most picturesque villages on the UNESCO-listed Canal du Midi, Le Neptune is a rare opportunity to acquire an established bed and breakfast (chambre d'hôtes) in one of Southern France's most sought-after tourist destinations.

For more than a decade, Le Neptune has welcomed guests from around the world, building an exceptional reputation for hospitality, consistently outstanding reviews and a loyal international clientele. This is a genuine turnkey hospitality business, offering immediate income and the opportunity to continue a well-established brand from day one.

Why Le Neptune?
- Established turnkey bed & breakfast (chambre d'hôtes) with a proven track record of success.
- Outstanding guest reviews, consistently rated above 9.5/10 across major booking platforms.
- Loyal international clientele, with many guests returning year after year.
- Established brand with an excellent website and strong online visibility.
- Prime location in the heart of Le Somail, one of the Canal du Midi's most visited destinations.
- Immediate income potential with an established tourism business ready to continue operating.
- An exceptional lifestyle business, combining business success with the quality of life the South of France is renowned for.

Why Do Guests Return?

Guests often tell us they come to discover the Canal du Midi—but return for Le Nept...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46310IEG11
COMPLETE FILE AND PHOTO ON REQUEST

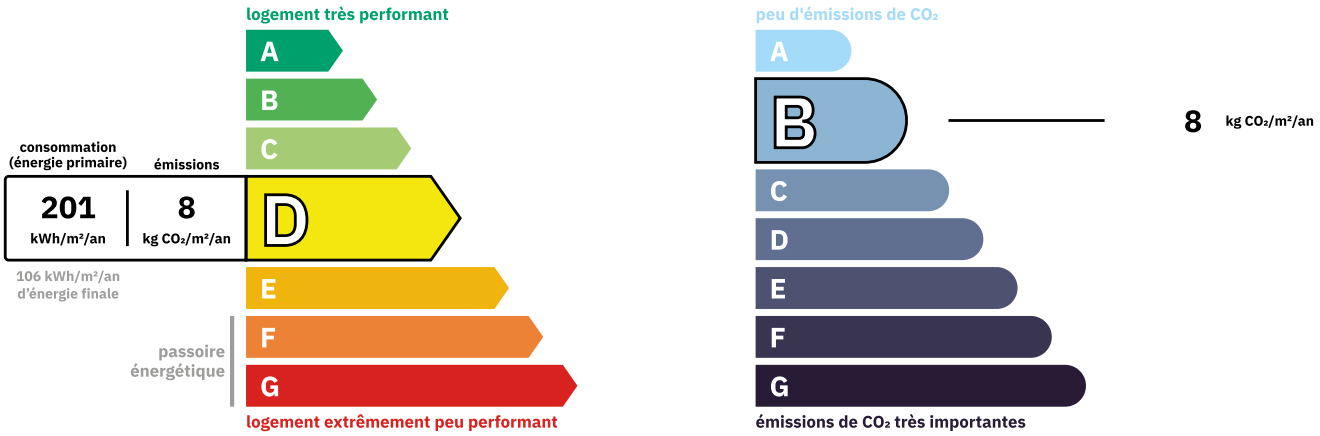
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6230 € and 8480€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A46310IEG11
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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