

Charming hotel property in the Périgord-Limousin Regional Natural Park

Prices & Costs

Brokerage	Im Preis enthalten
Purchase Price	€879,000



Property description

Charming Hotel Property in the Périgord-Limousin Regional Nature Park – 18th-Century Manor with Large Grounds and Pool
Nestled in the picturesque landscape of the Périgord Vert, just 20 minutes from Brantôme, this former hotel property enjoys a unique elevated position – a place of peace, history, and great potential. The authentic 18th-century manor house offers approx. 450 m² of living space and impresses with its historic charm, spacious rooms, and modern comforts. Whether as a boutique hotel, bed & breakfast, or elegant family estate – this property offers a wide range of possibilities.

Property Highlights at a Glance

- Main residence with approx. 450 m² of living space
- 10 rooms, including 8 en-suite bedrooms
- Several stylish salons and a private owner's area
- Wellness & spa area
- Large 22,700 m² plot in a tranquil, secluded location
- Sunny swimming pool with stunning panoramic views
- Spacious covered terrace (100 m²) with bar – ideal for entertaining or events
- Solid stone barn with 160 m² of usable space
- Charming wooden guesthouse (40 m²) – perfect for holiday rentals

- Additional outbuilding (30 m²) – partially renovated
- Possibility to acquire up to 40 hectares of adjoining woodland

Located on the edge of a small hamlet, the property offers privacy and peace while remaining easily accessible.

Details of the property

Total area	22.700 m ²
Year of construction	1800
Condition of the property	Well kept
old/new building	Old building



The expansive grounds are low-maintenance and ideal for nature lovers, hosts, or anyone seeking a tranquil lifestyle.

The Périgord-Limousin Nature Park is a haven for hikers, cyclists, and cultural enthusiasts, featuring pristine landscapes, the prehistoric caves of Villars, and numerous medieval castles.

Distances:

- Limoges Airport: approx. 1 hour
- TGV station Angoulême: approx. 65 km.

Features

Rooms alterable	Yes
Floor	Stone
Kind of heating	Central
Air-conditioned	Yes
Type of parking spot	Outdoor parking spot
Wheelchair accessible	Yes
barrier-free	Yes
Wasching-/ drying room	Yes
Canteen/cafeteria	Yes
Joined gastronomy	Hotel restaurant
Wellness area	Yes
With cellar/basement	Yes
Storage	Yes
Construction type	Massive
Guest WC	Yes
senior-friendly	Yes



Location

Truffles & wine, wild gorges, magnificent castles, blooming gardens, and postcard-perfect villages – the Périgord, the gourmet region in southwest France, enchants with diverse experiences. When I think of the Dordogne, I immediately recall the noble Périgord truffles, foie gras, excellent wine, and the thrilling Martin Walker crime novels. Our little hike begins in Saint Mesmin, in the impressive Auvézère Gorge. We leave the car by the church and breathe in the still, heat-filled air. Passing the cemetery, a natural path leads us into the valley, where the soothing sound of water drowns out all the noise of civilization. Time stands still here – an almost meditative connection with nature. Brantôme, the “Venice of the Périgord,” shows two faces: the historic monastery with its famous cliff cave, and lively streets full of charming shops, patisseries, brasseries, cafés, bars, and wine shops. A place where gourmets and connoisseurs spend an unforgettable holiday day.



Features

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Others

Don't miss this unique opportunity - we'll be happy to advise you!.



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