

Charming hotel property in the Périgord-Limousin Regional Natural Park

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### 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 m<sup>2</sup> plot in a tranquil, secluded location
- Sunny swimming pool with stunning panoramic views
- $\bullet$  Spacious covered terrace (100  $\text{m}^{\,2}\,)$  with bar ideal for entertaining or events
- Solid stone barn with 160  $\ensuremath{\text{m}}^2$  of usable space
- ullet Charming wooden guesthouse (40 m²) perfect for holiday rentals

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- Additional outbuilding (30  $\mbox{m}^2\mbox{)}$  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.

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# Details of the property

Total area 22.700 m<sup>2</sup>

Year of construction 1800

Condition of the Well kept

property

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.

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#### **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 Auvezère 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.

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# Features

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# Others

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

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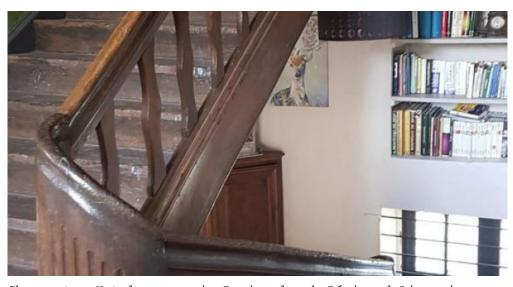




Charmantes Hotelanwesen im Regionalpark Périgord-Limousin



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