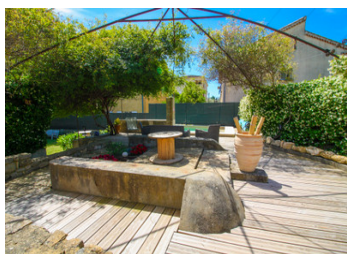
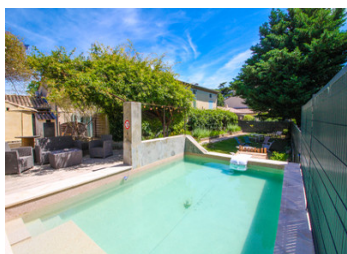


8 gîtes + owner's house with gardens and 2 pools in the middle of sunny Provence, successful rentals business.

EXCLUSIVE



INFORMATION

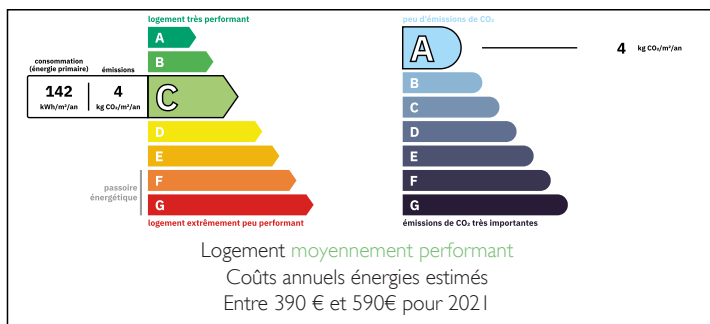
Town:	Pont-Saint-Esprit
Department:	Gard
Bed:	13
Bath:	10
Floor:	436 m2
Plot Size:	1360 m2

IN BRIEF

Looking for a career change in the sunny South East of France? This is your opportunity to combine lifestyle and business in one of the most charming regions of Europe!

Nestled at the crossroads of Gard, Vaucluse, Drôme, and Ardèche, just minutes from the A7 motorway, this turnkey hospitality property is ready for you to step in and thrive.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A modern owner's villa with 2 bedrooms, a studio, and a private swimming pool—ideal for a comfortable lifestyle while running your business.

A separate building with 8 fully-equipped apartments, offering a total of 11 bedrooms and 8 bathrooms—5 with private terraces.

A large, well-maintained garden with areas for relaxation and picnics for guests.

A second swimming pool and a cosy terrace, perfect for socializing or unwinding.

The business is already a well-established success, with 5-star ratings online, a peaceful and calm atmosphere, and located just minutes walking from the center of Pont-Saint-Esprit with all amenities close by. All year long, a much sought after retreat for both tourists and engineers working temporarily in the area.

Whether you want to offer short or longer term rentals, or host guests attending the many nearby wedding and event venues (including castles and domaines), this property is ready to go.

Live where others holiday. Work where others relax. Invest in a lifestyle, not just a property. Excellent ROI.

Layout of the owners' house:

Large south-facing living room-lounge-kitchen

2 bedrooms

Dressing room

Shower room

WC

Studio with shower room+wc, kitchen, independently accessible

Private garden

Private swimming pool

Large shaded terrace

LOCAL TAXES

Taxe foncière: 4500 EUR

Taxe habitation: EUR

NOTES