



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 further en-suite bedrooms. Currently used for painting workshops and creative retreats, it could equally become a yoga or Pilates studio, wellness retreat, artists' residence or independent guest accommodation, creating multiple potential income streams.

Outside, the beautifully arranged...

LOCAL TAXES

Taxe foncière: **3722 EUR**

NOTES