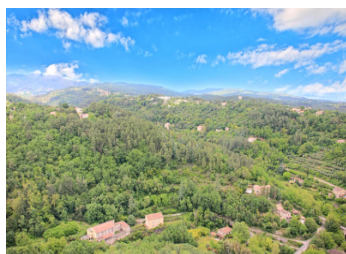


## Unique Riverside Estate in the Heart of the South Ardèche.



## ENERGY - DPE

DPE blank.

## INFORMATION

<b>Town:</b>	<b>Largentière</b>
<b>Department:</b>	<b>Ardèche</b>
<b>Bed:</b>	<b>40</b>
<b>Bath:</b>	<b>15</b>
<b>Floor:</b>	<b>1500 m2</b>
<b>Plot Size:</b>	<b>11510 m2</b>

## IN BRIEF

Set in a beautiful location near the lively centre of Largentière, this exceptional property complex offers outstanding potential for a wide range of tourism and hospitality projects.

Originally built as a watermill in 1828 and expanded over the years, the estate combines authentic character with generous space and endless possibilities.

Perfectly suited for a boutique hotel, restaurant, wedding or event venue, wellness retreat, yoga centre or sports accommodation, this inspiring property is a rare opportunity for visionary entrepreneurs and investors.

### Riverside Estate

The estate consists of two buildings with a total surface area of approximately 1,500 m<sup>2</sup>, complemented by cellars, workshops and ample parking facilities. The property also features a

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

Main Building – Former Watermill Dating from 1828  
The main building is full of authenticity and character. Historic elements blend harmoniously with spacious interiors and flexible usage possibilities. The property benefits from a charming courtyard and a large terrace with beautiful views over the surrounding landscape.

Layout:

Ground floor: activity rooms, reception area, workshops and cellars

First floor: dining areas, terrace and professional kitchen (equipment not included)

Second and third floors: accommodation and sanitary facilities

Second Building

The second building, originally constructed in the 1960s, has also been expanded and adapted over the years. It offers three floors with accommodation and sanitary facilities.

A Property Full of Potential

This unique estate combines space, character and an exceptional location in one of the most desirable areas of the Ardèche. An ideal opportunity for investors or entrepreneurs seeking a property with versatile commercial possibilities.

Additional photographs, floor plans and further information are available upon request. We would be delighted to arrange a viewing and introduce you to the unique atmosphere and potential of this remarkable estate.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES