

French Guesthouse Business with Stunning Views & Growth Potential



INFORMATION

Town:	Bersac-sur-Rivalier
Department:	Haute-Vienne
Bed:	9
Bath:	7
Floor:	325 m2
Plot Size:	2615 m2

IN BRIEF

Step into a ready-to-run guest accommodation business in the stunning Haute-Vienne countryside. This characterful property offers a five-room guest house sleeping up to 17 guests, with every bedroom benefiting from a private shower room and W/C.

Guests can enjoy beautifully landscaped gardens, breathtaking views, alfresco dining and a plunge pool.

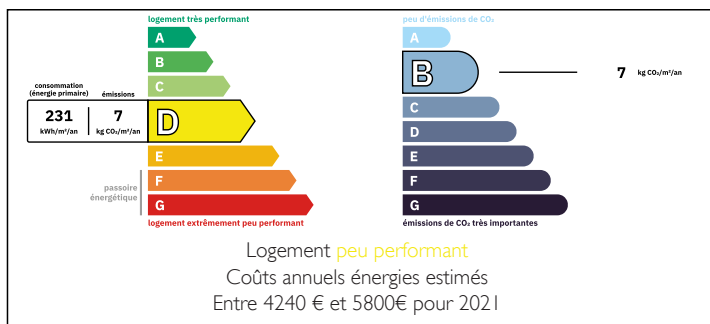
The spacious main house provides four bedrooms, generous living areas and scope to create an additional guest bedrooms (subject to permissions).

A large barn offers further development potential. With solar-assisted electricity and economical wood-fired heating, this is an exciting lifestyle business.

Just 20 minutes from Lac Saint-Pardoux, 30 minutes from Limoges and around an hour from the ski



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 Turnkey Hospitality Facility with Room to Grow

An exceptional opportunity to step into the shoes of an established guest accommodation facility, set in the beautiful Haute-Vienne countryside with breathtaking views.

Whether you are looking to run a thriving hospitality business, create a lifestyle venture in France, or expand an existing tourism operation, this property offers an impressive combination of character, flexibility, guest accommodation and development potential.

The Main House

The spacious main house offers generous living and entertaining areas, with the potential to create an additional ground-floor bedroom — allowing the existing first-floor rooms to be utilized for further guest accommodation.

NOTES

Ground Floor

A large, open-plan dining room flows seamlessly into the fully equipped kitchen, creating a wonderful space for entertaining and preparing meals. The dining room features a beautiful stone fireplace, large tiled floor and abundant natural light from three directions. A second wood-burning stove provides the central heating.

The large cosy lounge is a welcoming retreat, featuring original wooden floors and another log burner — perfect for relaxing at the end of the day.

Also on the ground floor are:

A second large kitchen, ideal for catering for guests. An atelier/storage area and a ground-floor bathroom with bath and W/C

There is potential to create an additional ground-floor bedroom, freeing up the four existing first-floor bedrooms for guest use

First Floor

A fantastic entertaining and accommodation space with enormous potential.

There are four big bedrooms, an office area, a shower room with W/C, and an impressive 40m²+