



## Thriving B&B business, 3 gites and a swimming pool close to the canal.,

47230, Feugarolles, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 1 Bed

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# €567,100

Ref: BVI23250

## Property Description

Thriving Bed & Breakfast, with 3 gites and a swimming pool, situated in a quiet spot in a popular area of the countryside, within walking distance of the canal and cycle routes. This beautiful stone character house is in perfect condition and is being sold as an up and running business with everything needed to move in and continue trading. 5 B&B rooms' 3 gites for 2, 4 and 6 people, large games room with a feature stone archway and a veranda currently used for dining. Generous private accommodation with conveniently positioned office/reception area to welcome your guests. There is also potential for developing additional rooms. Cellar, workshop and large room for bicycle hire, ping-pong table, darts and an outdoor swimming pool. Outside you will find a lawned area, orchard with an abundance of fruit & nut trees, figs, and vines currently harvested to make seasonal jams to serve to the guests. There is a local vegetable farm close by where you can buy or sample, local cuisine, vegetables and wine. The current owners have had a diverse clientele for all year-round bookings, cyclists and hikers, workers, weddings, family reunions, holidays to name but a few! Motorway and Rail links are 6km away and Bordeaux, Bergerac and Toulouse airports within easy access. Price including agency fees : 567.100 € Price excluding agency fees : 535.000€ Buyer commission included: 6 %

