

Stunning riverside setting for this 6ha gite complex,

€1,350,000

24300, Nontron, Dordogne, Nouvelle-Aquitaine

* Available * 12 Beds * 6 Baths

Stunning riverside setting for this 6ha gite complex

Ref: BVI60243

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Property Description

With a beautiful riverside setting and no close neighbours, this gite complex offers, according to its guest reviews, â???a haven of peace and tranquillity in a corner of paradiseâ???.

The property is set on 6 hectares in the heart of the Périgord Vert and is bordered by a river with a weir, a waterfall and a little island.

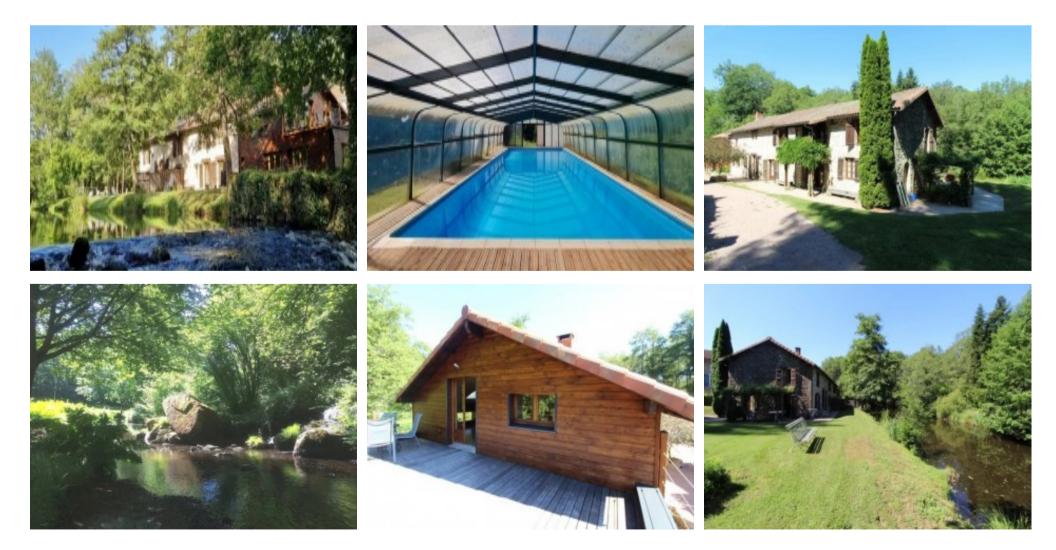
The main house currently used as the owners own accommodation offers three ensuite bedrooms, two reception rooms and the second floor is laid out as 2 studios of approximately 70mÅ² and 90mÅ². The house is equipped with geothermal heating and 18 â???new generationâ?? solar panels and its own drinkable water source.

Overlooking the river are the two stone built cottages, one with 4 bedrooms and one with 3 bedrooms accommodating 14 guests. Next door is a newly-built wooden building within which there are two x 1 bed studios (1 to be finished) and a meeting room with corner kitchen and WC. Terraces from the studio and the meeting room overlook the river and the waterfall.

Leisure activities include a 14 x 7m covered pool, fishing, countryside and riverside walks and petanque, as well as exploring everything this lovely region has to offer.

The current vendors have a successful business offering gite rentals, B&B with meals and, following the opening of the new meeting room, this year has seen the addition of residential painting and yoga courses. A beautiful property in a truly stunning setting with an income stream and potential for expansion.

Price including agency fees : 1.350.000 € Price excluding agency fees : 1.285.715 € Buyer commission included: 5 %





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French Entrée