



Stunning riverside setting for this 6ha gite complex,

24300, Nontron, Dordogne, Nouvelle-Aquitaine

* Available * 12 Beds * 6 Baths

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€1,350,000

Ref: BVI60243

Telephone: +44 (0) 1225 463752 **Email:** info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

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

The property is set on 6 hectares in the heart of the PÃ©rigord 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 70m² and 90m². The house is equipped with geothermal heating and 18 "new generation" 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 €

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Buyer commission included: 5 %



