

Delightful English Owned Holiday Complex

Dordogne

South West France



LOCATION

This charming holiday business is located 20 kms south of the ancient town of Bergerac which is on the Dordogne River, and 6 kms north of the medieval bastide town of Eymet. The surrounding country area has many varied farms, historical influence is everywhere with chateaux, abbeys, time honoured markets, caves; and beautiful tranquil scenery. In short, idyllic for a 'way of life' holiday complex business.

COMMUNICATIONS

Bordeaux and Bergerac are the two nearest airports, respectively 90 minutes and 20 minutes drive time with many budget airline destinations from both to the UK. Drive time to the Channel ports is 7 to 10 hours, and the TGV link can be boarded at Sainte Foy about 25 minutes away, and it takes approximately 8 hours through to Waterloo by Eurostar connection.



THE PROPERTY

The property is a former ancient stone farmhouse, set in approximately 7 acres with a stream and woodland walk. The premises are of typical mellow stone construction and run east and west of a central 'pigeonnier' tower section, all under clay pantile roofs. The property exudes a natural charm throughout with polished floors, beams, stone corbels, and sympathetic colour washed (blanc cassé, coquille, ton pierre) walls. The present owners bought Garrigue in 1999 when it was still a mixed farm and have since converted the property space to the accommodation offered today. The roof has been re-laid using new timbers and insulation but using the old tiles; and the plumbing and electrics were renewed from 2000 onwards (with guarantee).

GÎTES

Totalling 4, and accommodating up to 6 people each. Bathrooms are either with shower and bath or just shower.



3 Gîtes (73-89 sq m) are laid out;

Ground Floor – Living/Dining room, kitchenette, double bedroom & bathroom
First Floor - 2 twin bedrooms & bathroom

Pigeon Tower Gite (70 sq m);

Ground Floor – Living/Dining room, kitchenette, twin bedroom & 2 bathrooms
First Floor - Double bedroom
Mezzanine - Double bedroom

EQUIPMENT

Each gite is comfortably furnished and domestic equipment includes electric cooker, refrigerator, clothes washing machine, tv/radio/video.



Outside each gîte there is a wooden table and chairs, parasol and large barbecue. The gîtes entrances are on alternate sides of the house to maximise privacy.



OWNERS' ACCOMMODATION

This is privately arranged in the East wing, and comprises;

Ground Floor – Living room with purpose made oak bookcase, original massive fireplace with very effective log burner; family kitchen with Rayburn providing cooking, central heating and hot water, bedroom and en suite bathroom with spa bath

First Floor - 2 large bedrooms, small salon & shower bathroom

Running to the north side of the building is a 'chai' of approximately 70 sq m which is capable of conversion to a bedroom, bathroom, dining room, laundry, office and hall. It is understood that planning is in place.

OUTSIDE

The 7 acres of grounds include the swimming pool 10m x 5m which is set in a fenced off area with heat control flagstones and grassed area for sun loungers, hammocks and parasols. There is a new nine hole pitch & putt golf course, lawns and woodland with stream and pond. There are walnut, peach, cherry, plum, apple and fig trees and grape vines in and around the properties.



To the eastern side of the property is a very large barn housing ping pong & billiard tables. The barn is of partially stone construction with pantile roof, and open truss with corrugated cement fibre roof.

SERVICES

The property has 3 septic tanks, mains water and electricity. The gîtes are heated by log burners and electric convector fires, and hot water is supplied by electric immersion heaters, one per gîte. The owners' section has gas central heating and hot water supplied by underground bulk gas tank.

THE BUSINESS

The Gîtes are open on a year round basis but, as to be expected, the main season is from April through to October. The tariff is as follows;

Low Season - €450/£300 pw
Mid Season - €600/£400 pw
Peak Season - €1200/£800 pw

The business is run by a husband and wife team and turnover averages approximately £30,000 per annum (records available to bona fide parties). Some business comes from referral, some is new through proven and well-monitored advertising sources which the vendors will be happy to pass on, some is repeat and there are already 2 long repeat bookings for early summer 2007 (both approximately 2 months).

The vendors' personal view of the attractions of the business are expressed so – *“school holidays and half-terms bring families looking for a holiday for the children to extend themselves and their interests, with space to stretch and peace to unwind. Off-peak, apart from house-hunters seeking to buy into this enviable way of life, there are many couples who delight in being away from traffic jams, sirens, over-packaged foods in an area over-loaded with interesting places to visit and quiet enjoyments, such as lazily canoeing down the river spotting herons and egrets among the trees in this area which is often called the Cradle of Man with its prehistoric dwellings and cave paintings”*.

There is a large British community in the locality and many services can be obtained in the nearby town of Eymet with British shops providing computers, television and satellite, gifts, groceries, books - the local newsagent sells English newspapers etc. Regular Anglican Church services are about 20 kms away and the British church community has an excellent support network going when it comes to people being ill etc. The local schools are understood to be very welcoming to British children. Education and healthcare in France is generally perceived to be much better than in the UK.

BUSINESS POTENTIAL

The husband and wife team who run the business care to keep the turnover at sub the TVA (vat) French level, and restrict the activities to purely letting. However, given all the facilities on hand, there is every possibility that other owners could provide catering to the gîtes. Being just off the main trunk route D933 Bergerac/Mont de Marsan national route, there should also be excellent prospects for touring caravans and camper vans to visit the site. The barn would make excellent facilities for showers/wash rooms in this respect.

To extend the main season and raise occupancy of the gîtes, the area would also be ideal to run residential courses for specialist interest groups such as painting,

walking, riding (stabling of the barn), bridge, wine tasting, etc.

With the extent of the barn space, the vendors consider that it should be possible to create two further gîtes with the necessary planning.

PRICE

For the Freehold, Trade Fixtures, Fittings and Equipment with stock in addition at valuation, Offers are invited in the region of €870,000 (c. £610,000) subject to contract.

VIEWING

Strictly by prior appointment with HLL Humberts Leisure. Please call 01962 835960



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