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estate for sale Pérouges, Ain (France)




In the heart of the medieval town of Pérouges – Exceptional property with a highly profitable bed and breakfast business. In the unique setting of the medieval town of Pérouges, listed among the Most Beautiful Villages of France, discover this remarkable, fully renovated property, offering both an elegant 195 sq m family home and a particularly profitable independent bed and breakfast business. A rare combination, where old-world charm meets contemporary comfort, in the heart of one of the region's most iconic tourist destinations. The main house – 195 sq m and 4 bedrooms. Spread over two levels, the main house immediately captivates with its spaciousness, authenticity, and the quality of its renovation. The ground floor features a generous open-plan living area combining a kitchen, dining room, and lounge in a warm and refined atmosphere. You will also find a bedroom with an en-suite shower room and separate entrance, ideal for hosting family or friends in complete privacy, as well as a functional laundry room. Upstairs, the sleeping area comprises three additional bedrooms, including two beautiful master suites with private bathrooms. One of these also benefits from a large dressing room. The property has been meticulously renovated and features modern amenities, including new windows and doors and a heat pump, ensuring comfort and energy efficiency year-round. A separate bed and breakfast business – 104 m² and 5 bedrooms – is a true asset of this property. A second space of approximately 104 m², entirely dedicated to the bed and breakfast business, offers 5 renovated bedrooms and a separate kitchen. This business directly benefits from Pérouges' exceptional tourist appeal and generates strong rental income, providing a readily available source of revenue for the future owners. The independent layout of the two spaces allows for complete privacy for the occupants of the main house while simultaneously developing the tourism business. The possibility of acquiring a Category III liquor license also offers additional opportunities to enhance the services offered to clients and further develop the business. In total: 299 m², 9 bedrooms, and two completely separate spaces, combining a primary residence and a professional workspace in an exceptional heritage setting. This property is ideal for a family wishing to combine quality of life with significant additional income, as well as for buyers seeking an already operational tourism business in a highly desirable location. A rare find in Pérouges, combining heritage, elegance, and genuine economic potential. Contact me; I would be delighted to show you this exceptional property. The fees are to be paid by the seller.Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www. georisques. gouv. fr.** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!

property details

Franimo id:	**7369375**
reference::	**340933812333**
close to/ located:	**Pérouges**
region:	**Auvergne-Rhone-Alpes**
property type:	**estate**
rooms:	**11**
property surface:	**296 m2**
surface plot:	**537 m2**
price:	**€ 892.500**

contact

real estate agent:	**Capifrance Thion**
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