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# SHENANDOAH MANOR | HISTORIC RETREAT AND B&B

325 Union Run, Lexington, VA 24450

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$998,900
Lot Size:	10 Acres
Year Built:	1883
Building Size:	6,336 Square Feet
Beds/Baths:	9 Bedrooms 9 Full Bathrooms 2 Half Bathrooms
Utilities:	Individual Well Private Septic
MLS#:	658130

### PROPERTY OVERVIEW

Presenting Shenandoah Manor, a historic Bed & Breakfast poised near vibrant downtown Lexington in the sought-after Shenandoah Valley. Nestled on 10 serene acres with rolling meadows, a scenic pond, and a creek, this property is perfect for a hospitality business, offering modern amenities like fiber internet and reliable cell service. The main house features three guest rooms, each with private bathrooms and balconies, expansive owners' quarters, two versatile studio spaces, a cozy library/music room, and a well-equipped kitchen. A separate guest house adds five more guest rooms with private bathrooms, a kitchenette, and a living room. A stone patio connects both houses, offering a perfect outdoor setting for gatherings, complete with campfire area. The estate is ideal for various ventures, from vineyards and wedding venues to hosting events with its flat area for tents, a gazebo by the pond, and ample parking. Suitable for any kind of retreat - yoga, wellness, corporate, or artistic - the property is ready for new ownership, with the option to purchase furnishings. Own and operate a distinguished venue in a desirable location.

### PROPERTY HIGHLIGHTS

- This property is being operated as a successful art retreat business that has been featured in several major publications and boasts a large client database, an established website, and glowing online reviews—all of which are included in the sale.

For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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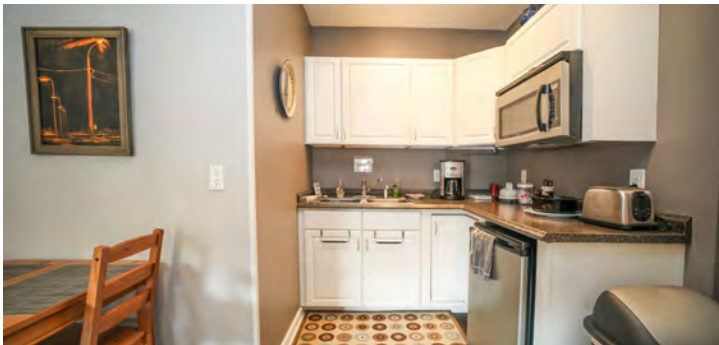
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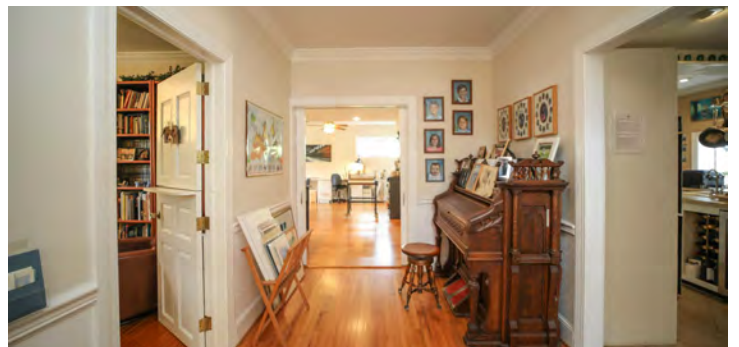
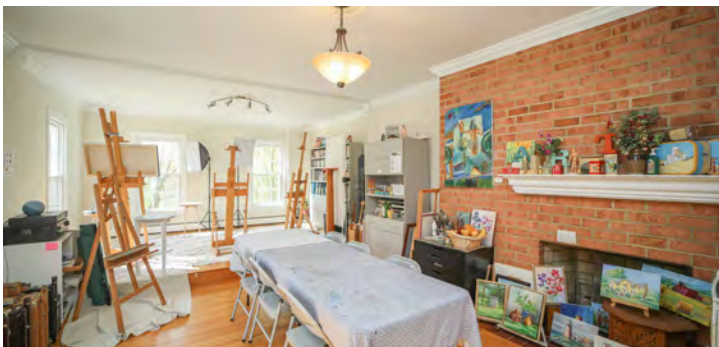
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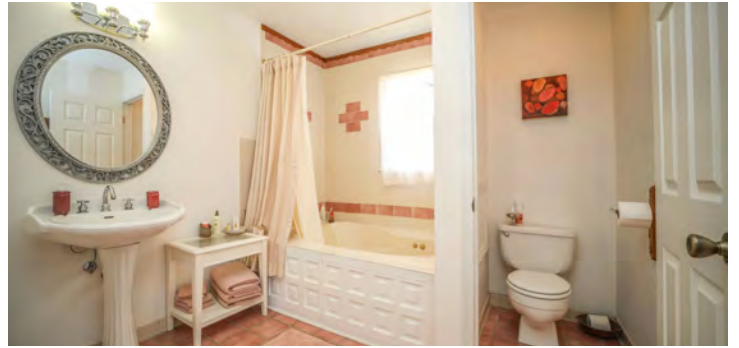
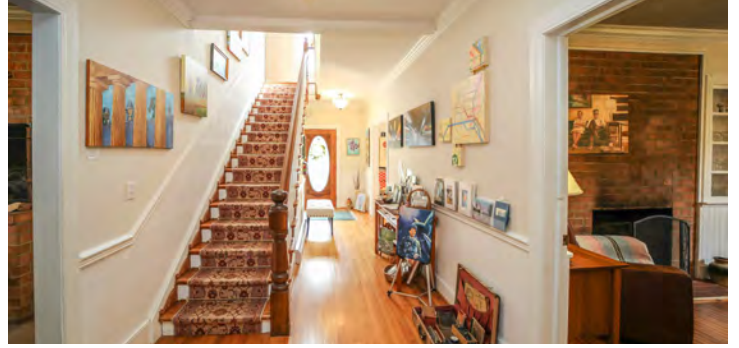
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