

# BUSINESS SALE

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TURN-KEY BUSINESS  
INVESTMENT OPPORTUNITY



294 Freshwater Cove Lane  
Lovington, VA 22949

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### **Discover Red Hill Bed and Breakfast A Timeless Escape in Lovingston, Virginia**

**LISTED FOR \$2,900,000**

Nestled on 36 picturesque acres, Red Hill Bed and Breakfast is a captivating colonial home, originally built in 1835 and beautifully renovated in 2021. With approximately 3,340 square feet of luxurious living space, this enchanting estate features oak hardwood floors, a gourmet kitchen, and elegantly appointed rooms adorned with artwork and antique furnishings—all of which convey the property.

This exceptional offering can include selling a turnkey business, allowing you to enter a successful operation. Enhancing the appeal, a negotiable 2,280 square foot prefab modular home awaits, featuring four bedrooms, 2.5 baths, an open floor plan, dual heating units, and a spacious back deck. The master suite boasts a huge walk-in shower with grab bars and double vanity sinks, while an outdoor shed adds convenience.

Additionally, the property features a charming 900-square-foot cottage, complete with a full bathroom and kitchen. With horses and farm animals welcome, the expansive grounds provide an ideal environment for animal lovers and those seeking a taste of country living.

As you step onto the grounds, you're greeted by stunning mountain views, rolling hills, and starry skies, creating the ultimate backdrop for romantic getaways, private dinners, weddings, and unforgettable events. Experience the perfect blend of Victorian charm and modern comfort in a serene setting where every corner radiates tranquility. Make your dreams a reality at Red Hill, where luxury meets history in the heart of Virginia.

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## RED HILL BED & BREAKFAST

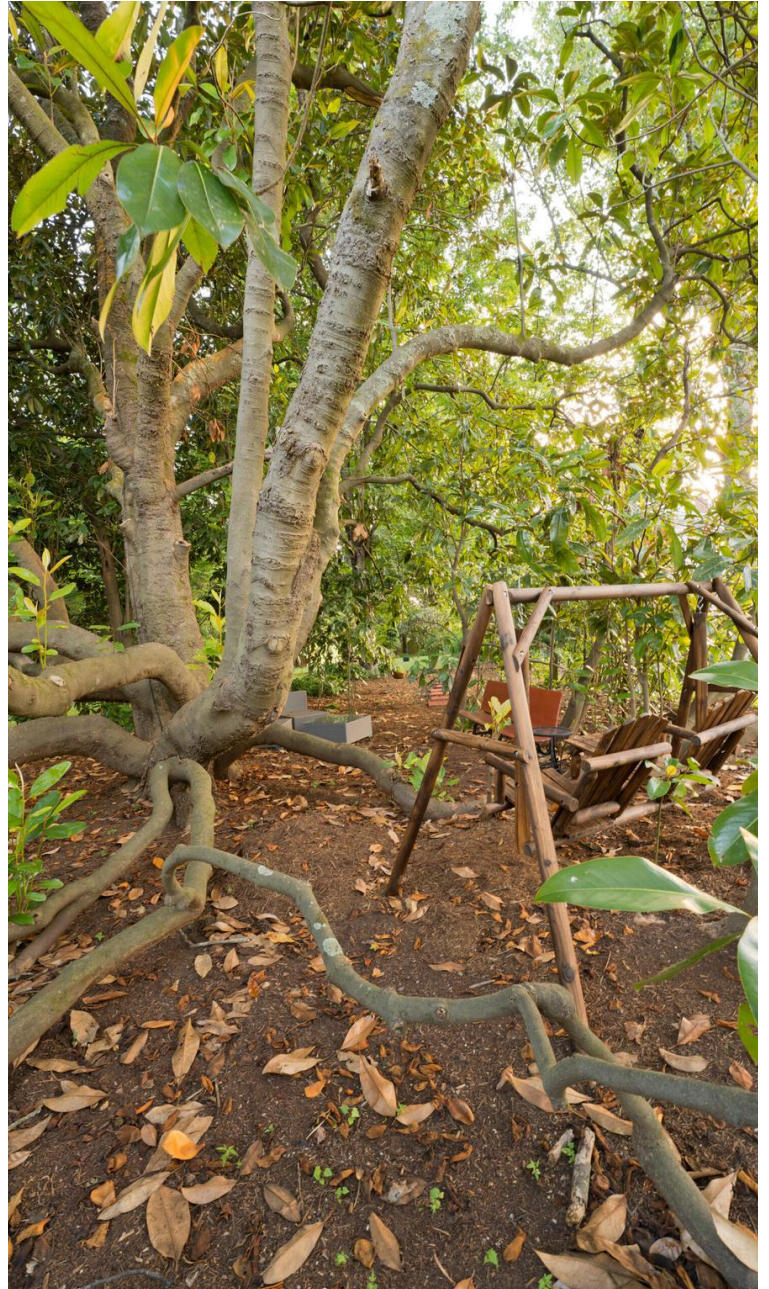
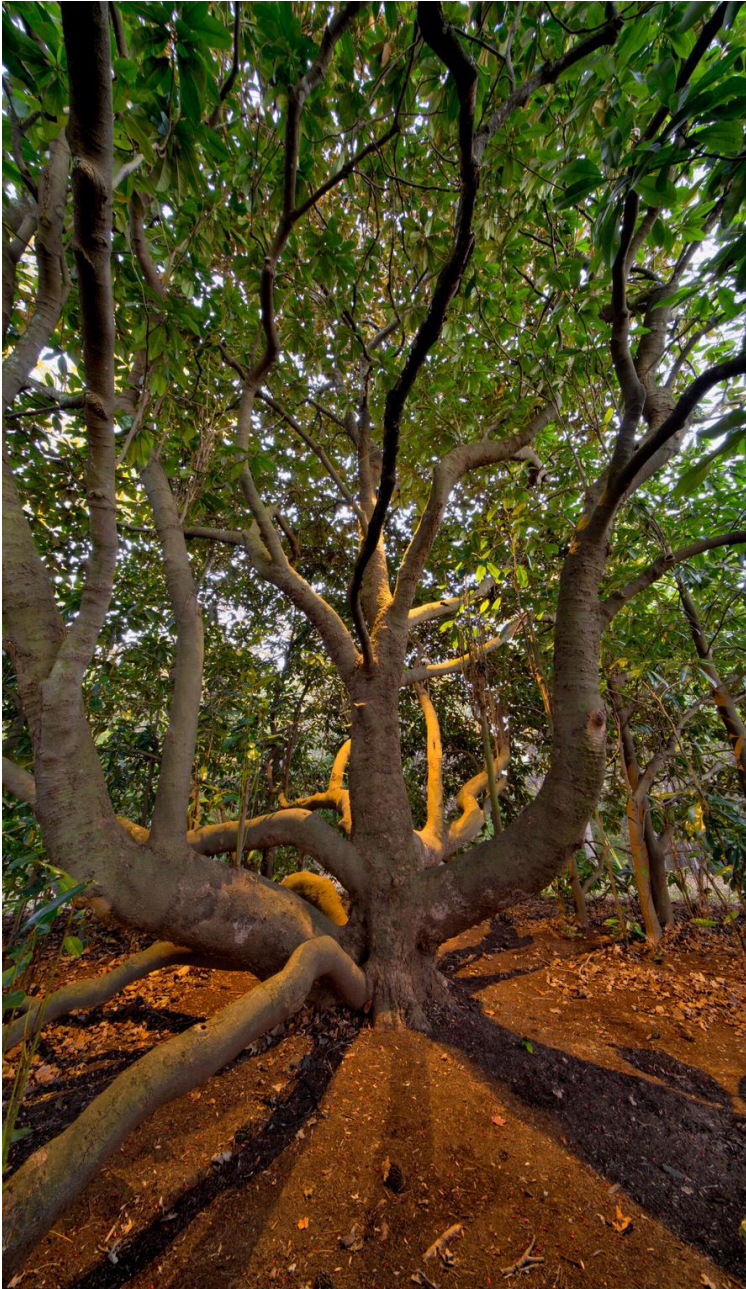
LISTED FOR  
**\$2,900,000**

PROPERTY TYPE  
HOSPITALITY

SQFT  
4,066

LOT ACRES  
37 acres

RENOVATED  
2021



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## RED HILL BED & BREAKFAST



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## RED HILL BED & BREAKFAST



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