LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 114261JTU66 Price: 374 500 EUR

agency fees to be paid by the seller

Large property with 10 bedrooms, large garden of 2000m2 and excellent views that offer a business opportunity















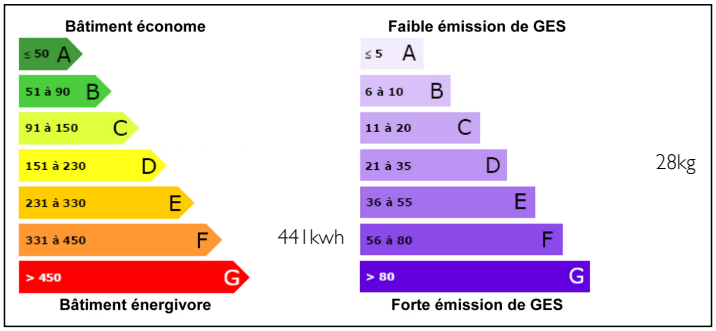
INFORMATION

Town:	Casteil
Department:	Pyrénées-Orientales
Bed:	10
Bath:	10
Floor:	247 m2
Plot Size:	2300 m2

IN BRIEF

This property is situated in a dominant position in casteil and was once a hotel and is currently run as a snack bar for passing tourists during the summer. Casteil is just 5 minutes from the well-known Spa town of Vernet les Bains which offers restaurants, cafes shops and even a Casino! 50 minutes from the cultural city of Perpignan an hour to the Mediterranean coast yet only 1 hour to the ski slopes

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

On the ground floor the property offers a reception area, a fully operational kitchen and storage area and large outside covered terrace with excellent views. This part of the property is currently used as a snack bar during the tourist season and has the best position in the village for passing tourists as it is on the main route to Saint Martin de Canigou, here is a link to the attraction https://stmartinducanigou.org/

The second floor offers a reception area which could easily be a living room, a second kitchen ,3 bedrooms with washing facilities a bathroom and separate Wc

The top floor with 7 bedrooms again with washing facilities views from every window a bathroom and separate bathroom

The property is in need of updating but offers so much potential as a large family home, The possibility to create a fantastic chambre d'hotes (B&B)

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr