

LIVE AND WORK IN THE BEAUTIFUL BÉARN! FABULOUS 3-STAR BOUTIQUE HOTEL + FARMHOUSE + COTTAGE + POOL + A FLOURISHING REPUTATION FOR RELAXING YOGA RETREATS: set amidst...



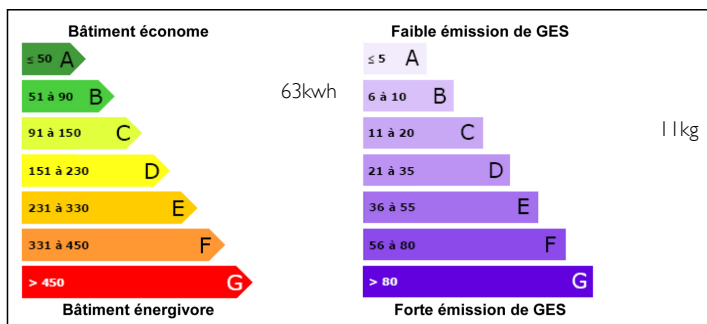
INFORMATION

Town:	MONEIN
Department:	Pyrenees Atlantiques
Bed:	13
Bath:	12
Floor:	400 m2
Plot Size:	4505 m2

IN BRIEF

If your "French Dream" is to run a highly successful boutique hotel in south-west France, this property is just what you are looking for! Along with the already thriving 3-star hotel, the business could easily be expanded by renting out the two-bedroom cottage or the four-bedroom farmhouse to guests who prefer to cater for themselves. There is also a small barn, which could be transformed into a gîte/guest cottage in the future. In addition, the hotel has now become very popular for yoga retreats, with many bookings from yoga groups throughout the year.

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.



DESCRIPTION

Built in the 19th century, this ensemble of buildings is in a lovely hillside setting surrounded by vineyards and the gorgeous open countryside of the Béarn. The current owners have lovingly restored and transformed these former farm buildings into gorgeous accommodation for both holidaymakers and the owners' family. The owners have also installed solar panels on two south-facing roofs for generating hot water.

The buildings are on either side of a gravel courtyard, which has ample room for parking. The hotel was originally a barn for the farmhouse. It has been beautifully converted and incorporates many of the building's 19th-century features, including circular and triangular portholes! The hotel has a dining area with a kitchen, a yoga studio, six guest bedrooms and a one-bedroom apartment. There is also an unconverted barn between the two owners' houses, which could be converted to create another gîte/guest cottage.

The original farmhouse is now a four-bedroom family home – and the two-bedroom cottage is also used to accommodate the family, as well as having a reception area for hotel guests. The gardens and grounds are to the south of the buildings and courtyard, where guests can relax on the sun terrace next to the enclosed, salt-water swimming pool. The panoramic mountain views from the grounds are divine!

The property is located in the beautiful Béarn region of south-west France. As well as being close to the picture-postcard village of Lucq-de-Béarn, the Atlantic beach resorts to the west are...

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