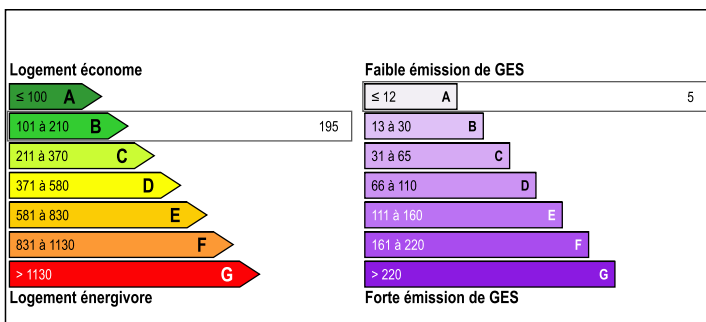


Beautiful 18th Century 4 star luxury hotel, seminar room ,fitness suite gardens ,pool and apartments.



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	20
Bath:	16
Floor:	1369 m2
Plot Size:	12847 m2

IN BRIEF

Seize the unique opportunity to own an exquisitely transformed 18th-century batisse, now a four-star luxury boutique hotel featuring 12 ensuite bedrooms. Nestled in a tranquil and highly sought-after village near the UNESCO World Heritage site of Carcassonne, this property offers easy access to Toulouse and is just an hour away from the Mediterranean coastline.

The hotel boasts 12 luxurious suites, a seminar room, a fitness and sauna suite, a guest lounge, and a breakfast room. The stunning gardens at the front of the property provide a serene environment for guests to relax and enjoy, complemented by a beautiful park with ancient trees. Additionally, the hotel features a private outdoor pool and terrace.

The excellent on-site gastronomic restaurant, complete with an outdoor terrace, is perfect for dining. Owners will benefit from a three-bedroom

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

Magnificent XVIIIth century building known as a Château, with superb gardens and magnificent large wooded park in the heart of a sought-after village less than 5 km from France's 2nd most visited tourist site in the South of France. Operated as a 4-star hotel. Good development potential.

12 splendid, very spacious rooms and suites (from 20 m² to 70 m²), each with its own bathroom and is very well equipped.

swimming pool, sauna, fitness and massage room, seminar room, lounge, reception, breakfast room.

The sale includes

- the walls and grounds of the ideally located hotel
 - over 12,000 m² of gardens and parkland, including parking for 35 vehicles
 - the walls of the adjoining restaurant (137 m²), with a good reputation and also open to customers from outside the hotel
 - a staff apartment in the main building (206 m²) with 5 bedrooms, 2 bathrooms, office and enclosed garden
 - a 138 m² apartment above the restaurant with 3 bedrooms
 - a 34 m² independent studio apartment
 - a 30m² studio apartment in the staff quarters
- All these rentals add to the profitability of the hotel business (leases expiring soon).

This fabulous luxury prestige demure offers 1370 m² of living space in very good condition, combining the charm of the old with modern facilities, close to amenities, schools and shops + 1 more potential 143 m² to convert into a wine cellar, another reception room or other commercial use..

Turnkey commercial business, tastefully furnished and fully equipped, recently revalidated safety and accessibility standards, licence III, restaurant running without..

NOTES