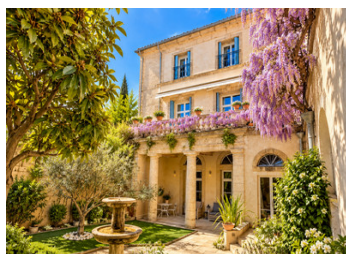


Luxury boutique hotel featuring 10 suites, garden and terraces with swimming pool located near to Béziers



INFORMATION

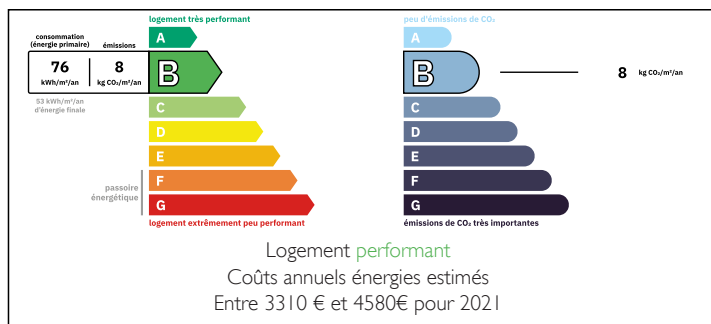
Town:	Béziers
Department:	Hérault
Bed:	11
Bath:	11
Floor:	615 m2
Plot Size:	800 m2



IN BRIEF

Set within a charming wine-producing village close to Pézenas and Béziers, this beautifully restored 200-year-old residence has been transformed into an exclusive luxury resort. The property offers ten individually designed suites, each with refined interiors, a private kitchen and beautifully tiled bathroom, with four suites also benefiting from private terraces and countryside views. Elegant reception areas open onto a landscaped garden with a heated swimming pool, jacuzzi, sun loungers, outdoor kitchen and dining areas. A rare opportunity combining historic character, privacy and established high-end hospitality.

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

Established in 2010, this exceptional resort is located in a charming wine-producing village near the historic town of Pézenas and just 30 minutes from the Mediterranean coast. Combining the character of a 200-year-old residence with carefully considered modern upgrades, it offers an established hospitality business with ten individually designed suites and a range of attractive guest and entertaining spaces.

The historic property has been carefully restored to preserve its original features while being upgraded throughout to high standards. Elegant reception areas lead to ten exclusive suites, ranging from 24 to 84 sqm. Each suite is fully furnished and equipped with a private kitchen and a generously proportioned, beautifully finished bathroom. Four suites benefit from private terraces with open views across the surrounding countryside, while all accommodation has air conditioning and heating for year-round comfort.

Additional amenities include a stylish cocktail bar with open countryside views and a versatile 50 sqm studio with kitchen facilities, providing space for private events, retreats or bespoke experiences. Outside, the landscaped gardens feature a heated 10 x 6 metre swimming pool, multi-level terraces, jacuzzi, bar and dining areas, creating an appealing setting for relaxation and entertaining.

The sale includes all business assets and established operational relationships, allowing the activity to continue seamlessly. There is also potential to develop additional revenue through low-season offerings or the creation of a dedicated spa or wellness facility.

A comprehensive photographic and business information pack is available upon request.

Information about risks to which this property is exposed is...

LOCAL TAXES

Taxe foncière: 4730 EUR

NOTES