LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A37185DTU66 Price: 999 950 EUR

agency fees to be paid by the seller

Exceptional gîtes complex property with Panoramic Mountain Views – Sahorre, near Vernet-les-Bains







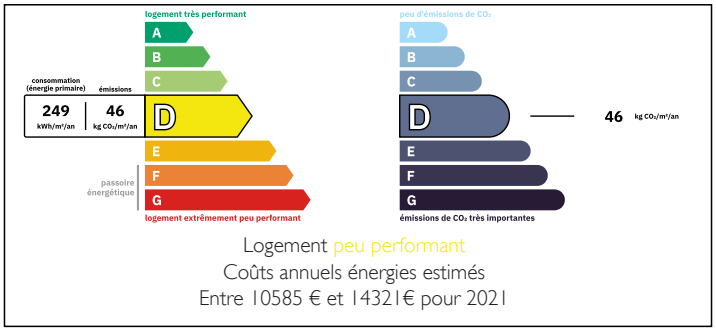








ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 10585 € et 14321€ pour 2021

INFORMATION

Town:	Sahorre
Department:	Pyrénées-Orientales
Bed:	14
Bath:	13
Floor:	565 m2
Plot Size:	8970 m2

IN BRIEF

Currently run as a thriving gîte and B&B (chambres d'hôtes) business, the estate includes a total of 14 bedrooms and 13 bathrooms across several distinct and beautifully maintained residences.

Set in a secluded location on the edge of a tranquil village, just minutes from the renowned spa town of Vernet-les-Bains, this outstanding property presents a rare and exciting business opportunity.

The estate comprises a variety of high-quality accommodations, including:

Two detached 1-bedroom gîtes

A self-contained 5-bedroom apartment

A 2-bedroom apartment

Five en-suite guest bedrooms, ideal for a thriving B&B operation

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.

and breathtaking mountain views—perfect for relaxation and outdoor enjoyment.

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LOCAL TAXES

Taxe foncière: **3258 EUR**

NOTES

DESCRIPTION

Set in a peaceful and private rural setting, yet conveniently close to local amenities, this exceptional property enjoys spectacular mountain views and a privileged location between the Mediterranean coast and the mountains.

Currently operating as a successful gîte and chambres d'hôtes business, the property offers an impressive and versatile accommodation setup, with a total of 14 bedrooms and 13 bathrooms.

The accommodation comprises:

A substantial main residence incorporating five en-suite chambres d'hôtes bedrooms, currently used for the B&B business;
A completely refurbished independent two-bedroom apartment;
A spacious independent five-bedroom apartment, benefiting from breathtaking views from every window .
A charming independent one-bedroom stone gîte, with a private terrace overlooking the swimming pool and the mountains beyond;
A further detached one-bedroom gîte, larger in size and featuring a generous private terrace with stunning views across the valley.

The property is being sold fully furnished and equipped, providing a genuine turnkey opportunity for anyone wishing to continue the existing business. The flexible layout also allows the different accommodation units to be rented independently or the property to accommodate larger groups of up to 30 guests.

Set within approximately 8,000 m² of private and secluded grounds, the exterior space is equally impressive. The property features a large swimming pool, a floodlit boules court, extensive lawns, and a variety of terraces and patios providing numerous areas for outdoor dining, entertaining and relaxation. Throughout the grounds, there are wonderful views