LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39727NE09 Price: 1 900 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (1 826 923 EUR without fees)

Restaurant with Luxury 15-Bed Hotel, Spa, Pool & Owner's Apartment at the Gateway to the Pyrenees



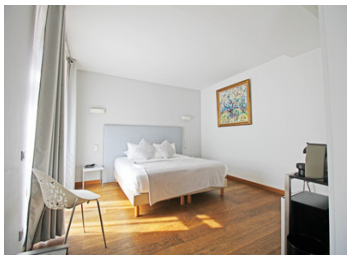












INFORMATION

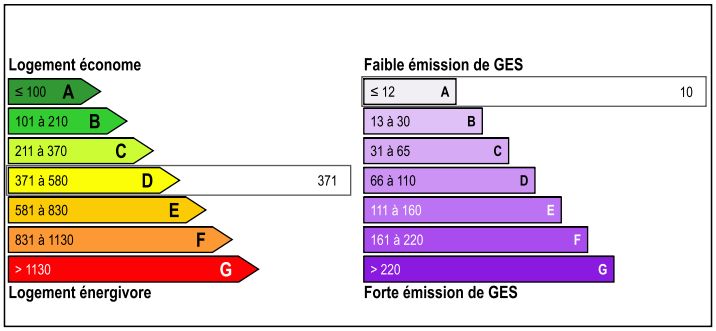
Town:	Tarascon-sur-Ariège
Department:	Ariège
Bed:	16
Bath:	16
Floor:	1000 m2
Plot Size:	5000 m2

IN BRIEF

At the gateway to the Pyrenees in the Ariège sits this impressive property, converted into a 15-bed hotel. The hotel is maintained to a high standard with a recently installed pool, spa, gym and outside bar area, a hammam and spacious grounds. From a practical point of view the property has a large, gated car park, a conference room, a generous reception room with a bar and an additional seating area and terrace for a restaurant. The rooms are spread across two parts of the house and three floors with disabled accessible rooms on the ground floor.

The property is in an ideal location in the centre of Tarascon-sur-Ariège, on the route from Toulouse to Andorra. Local attractions include the Parc de la Préhistoire and the Grotte de Niaux. There are countless walking and cycling routes in...

ENERGY - DPE



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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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DESCRIPTION

Surrounded by towering rock peaks, on the route from Toulouse to Andorra this is an opportunity waiting to be discovered. This beautifully renovated hotel is in the centre of the bustling town of Tarascon-sur-Ariège. As well as plenty of local attractions it is a key central route from France into Andorra and Spain.

The property sits on a large plot of over 5000m2 which is fully fenced and has a spacious, gated car park with plenty of space for guests and visitors. There are impressive views of the rocky and forested peaks surrounding the town and the large garden provides plenty of spots to appreciate this beautiful setting. A pool area, complete with stone terrace, outside bar and gym room is a popular draw for guests and a perfect place for them to unwind after a day hiking or skiing.

The hotel can be divided into two parts with the grand manoir on one side and the petit manoir the other side of the more recent restaurant room and terrace. A spacious a light filled hallway welcomes you into the property with plenty of space for information, a reception area and local souvenirs. There is a bar and two dining areas with a terrace looking onto the garden, ideal for enjoying breakfast in the morning but could equally be developed along with the restaurant. The hotel has disabled access toilets and a spacious lift to allow guests easy access to all levels. There are...

NOTES

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