LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43430AHA66 Price: 299 000 EUR

agency fees to be paid by the seller

Large Character Property with Pool and 10 Bedrooms – Ideal Family Home or Hospitality Project















INFORMATION

Town:	Vernet-les-Bains
Department:	Pyrénées-Orientales
Bed:	11
Bath:	10
Floor:	421 m2
Plot Size:	1800 m2

IN BRIEF

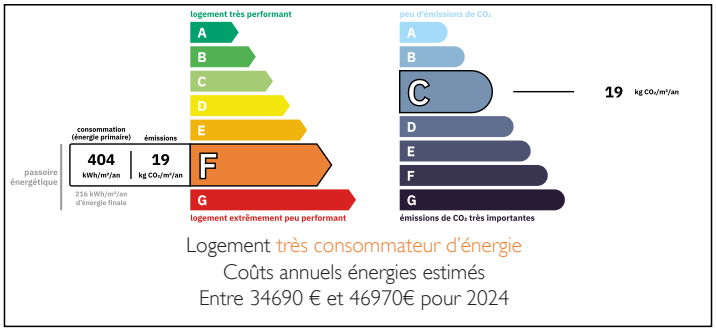
Character Property with Pool, Garage and Independent Apartment – Exceptional Potential

Located in the centre of the charming spa town of Vernet-les-Bains, at the foot of Mount Canigou, this 1890s manor house offers a rare opportunity to create a large family home or a tourism project.

Set on approximately 1,800 m² of landscaped grounds, the property offers around 421 m² of living space with 15 rooms, including 10 bedrooms with ensuite or shower, as well as storage rooms and a garage. Its generous volumes and period charm make it ideal for a family home, guesthouse, boutique hotel, or wellness project.

A self-contained one-bedroom apartment completes the property, perfect for hosting family, staff, or generating rental income.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 34690 € et 46970€ pour 2024

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.

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NOTES

DESCRIPTION

Nestled in the charming spa town of Vernet-les-Bains, this property benefits from a unique location at the foot of Mount Canigou, surrounded by pristine nature. Renowned for its thermal waters, wellness culture, and hiking trails, Vernet-les-Bains offers strong potential for tourism projects such as guesthouses, boutique hotels, or wellness retreats. The town is also well connected, with easy access to the Mediterranean coast and Perpignan, making it an attractive destination for both domestic and international visitors.

Ground floor:
Entrance to front and rear of property
Hallway
Office
Large reception room with fireplace, double exposure, beams and timber flooring
Covered terrace
Kitchen
WC

Independent apartment with separate access:
Kitchen
Lounge
Bedroom
Bathroom

Lower ground floor (100 m²):
Garage
Multiple rooms
Bathroom with WC, sink, shower
Could be converted into home cinema, spa, or gym

1st floor:
3 bedroom suites with bathrooms
2 bedrooms with washroom
Terrace

2nd floor:
Shower room
WC