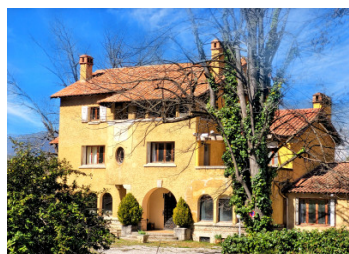


Large Character Property with Pool and 10 Bedrooms – Ideal Family Home or Hospitality Project



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

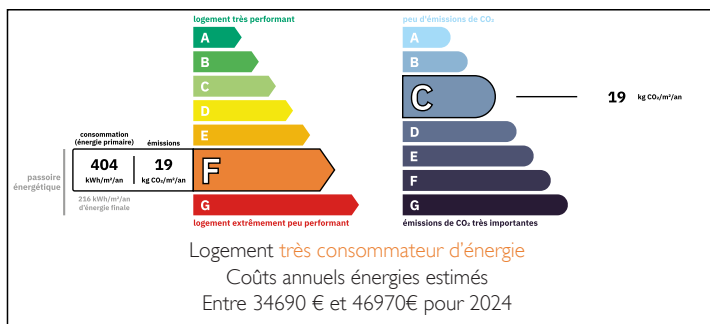
Located in the centre of the charming spa town of Vernet-les-Bains, at the foot of Mount Canigou, this 1890s manor house offers a rare opportunity to create a large family home or a tourism project.

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.

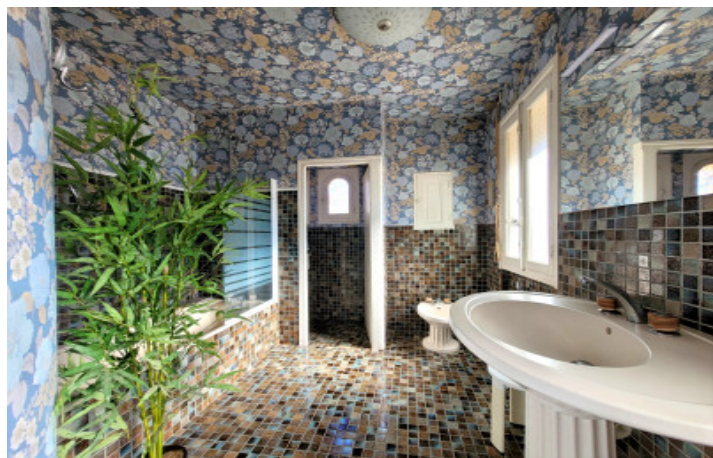


ENERGY - DPE



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

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

NOTES