LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47113LNB66 Price: 525 000 EUR

agency fees to be paid by the seller

Gite/Home. 12 bedrooms, professional kitchen & bakery. Great retreat property. Climbing access to Canigou

EXCLUSIVE

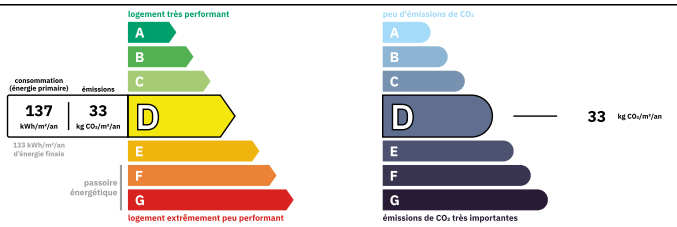
INFORMATION

Town:	Valmanya
Department:	Pyrénées-Orientales
Bed:	12
Bath:	7
Floor:	629 m2
Plot Size:	7551 m2

IN BRIEF

Exceptional property in the heart of the French Pyrenees, in the charming village of Valmanya. With 12 bedrooms, 7 bathrooms, separate owner and staff accommodations, three kitchens including a professional kitchen, and a fully equipped bakery, it offers remarkable commercial and lifestyle potential. Ideal as a gîte, culinary or baking destination, yoga and wellness retreat, corporate retreat, event venue, or private residence. Amenities include a bar with DJ booth, gym, sauna, indoor hot tub, heated pool and full-size tennis court. Set beside a river amid beautiful gardens at the foot of Canigou, with hiking, cycling and outdoor activities directly accessible. A rare and highly versatile opportunity in a spectacular mountain setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 10185 € et 13779€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**3192 EUR**

NOTES

DESCRIPTION

An exceptional opportunity awaits in the heart of the French Pyrenees, in the characterful village of Valmanya. This substantial property combines extensive accommodation, leisure facilities, professional amenities and spectacular natural surroundings, offering outstanding potential as a gîte, retreat centre, hospitality business, group accommodation venue or private mountain residence.

With 12 bedrooms and 7 bathrooms, the property is ideally suited to welcoming large groups, families, retreat participants, sporting clubs, walking groups and organised tours. Its generous layout provides ample communal space for socialising and shared activities, while also allowing for quieter areas and private accommodation. A major advantage is the independent living accommodation for the owners, creating a clear separation between private and guest areas. Additional staff accommodation further enhances the property's suitability for larger-scale or seasonal operations.

The property includes three kitchens, one of which is professionally equipped. This provides considerable flexibility for catering, group dining, cooking courses, private events and hospitality services. A fully equipped professional bakery on site adds further commercial potential. It could support the production of bread, pastries and other products for guests, local customers or external markets, while also enabling baking seminars, culinary workshops, demonstrations, tasting experiences and specialist baking retreats. Together, the accommodation, kitchens and bakery create the possibility of developing several complementary income streams.

Leisure and entertainment facilities significantly enhance the property's appeal. A dedicated bar with a DJ booth provides an ideal setting for celebrations, themed evenings, music weekends, private events and group gatherings. For health and wellbeing, the...