LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47516NE09 Price: 1 000 000 EUR

agency fees to be paid by the seller

Idyllic rural retreat in the Pyrenees National Park, offering over 10 hotel rooms a restaurant and pool







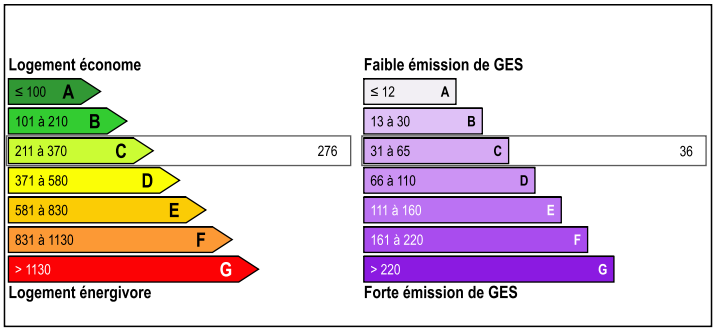








ENERGY - DPE



INFORMATION

Town:	Foix
Department:	Ariège
Bed:	12
Bath:	12
Floor:	900 m2
Plot Size:	8000 m2

IN BRIEF

Rarely does a property of such exceptional potential, in a location as beautiful as the heart of the Pyrenees, come available. This hotel and restaurant at around 1000m elevation is the perfect place to get away from it all and experience the beauty, calm and serenity of the Pyrenees National Park.

The property consists of several buildings, including a restaurant, 10 rooms with en-suite facilities, a pool and spa, owner accommodation and over 8000m2 of woods, terraces and grounds.

The setting must be experienced to be fully appreciated, in the national park but only 25 minutes from Foix, the views are exceptional, and the surrounding woods and fields provide an opportunity to get closer to nature. If you are looking for an irresistible business opportunity in a gorgeous natural setting, get in touch now, you have just found...

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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LOCAL TAXES

Taxe foncière:	**2507 EUR**

NOTES

DESCRIPTION

This stunning property is perched on a Pyrenean col, twenty-five minutes from the regional centre of Foix. It consists of four main buildings spread across a flat grassy meadow beside the col.

A spacious terrace, shaded by large trees and with beautiful views down the valley, welcomes you as you enter the property. There is a stone circle, ideal for a fire pit and seating for many guests. A short flight of steps leads to the bar and lounge area with a cosy wood burner and adjoining restaurant seating of around 25 covers. There is a professional kitchen and additional dining room with space for a further 20 covers.

There are four en-suite hotel rooms on the ground floor level. On the first floor there are two further bedrooms and a bathroom that could be used as guest accommodation or for future owners to live on site.

An additional chalet has four further hotel rooms with en-suite facilities. The third chalet houses an independent gîte with a large open living room, bedroom and kitchen, plus a mezzanine sleeping area. There is an additional hotel room with en-suite to the rear with a separate entrance.

Each chalet has terraces and land to the front offering the opportunity for guests to sit outside and enjoy the peace and quiet of the mountains and soak in the exceptional views.

A final building, slightly below the main chalet, houses the pool and sauna which makes an ideal...