LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SUPERB COUNTRY HOUSE WITH 4 GITES RUNNING AS A HIGHLY RATED BED AND BREAKFAST IN THE HERAULT, CLOSE TO A75.

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PROPERTY FACT FILE

REFERENCE	53713TBE34
PRICE	€ 810,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	9
ACCOMMODATION	378 m²
LAND	2785 m²
TOWN	Le Caylar
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Maison de Maitre, Gite
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

*Price based on current exchange rate which is subject to change





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Fantastic opportunity to acquire a successful established Bed and Breakfast and Gites business in the stunning surroundings of the Larzac Plateau in the Herault department of Southern France. Recommended as excellent by Trip Advisor with 5 stars and and a Booking.com award winner with 9,8 rating, this is a business opportunity not to be



DESCRIPTION

This magnificent Maison de Maitre has been carefully renovated to an extremely high standard to incorporate 5 beautifully appointed double bedrooms with bathrooms and a breakfast room/kitchen, aswell as private owners' accommodation. A second house accommodates 4 independent apartments. All set in a pretty walled garden of 2768m2 with a covered pool and parking for 12 vehicles, this is an up and running business where all the renovation work has already been completed.



In the main house you enter into a central hallway with beautifully ornate original staircase. To the left is the guests' breakfast room/ kitchette and a suite of 2 rooms and a shower room. On the other side of the hallway is the owners' kitchen/living room with glass doors leading onto the pretty terrace at the front of the property. This is the perfect spot to soak up the sun whilst having breakfast or an apéritif.

On the first floor are a further 4 double bedrooms with bathrooms, all of an extremely good size and with views over the pretty garden. On the second floor is a large room currently used as private owners' accommodation aswell as and a large attic area with wonderful exposed beams which could be converted into a separate apartment with a terrace.
Downstairs from the hallway is extensive storage space and there is also a separate laundry room and a boiler room outside.



In the other building are the 4 separate gites all with independent entrances. On the ground floor is an apart...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/53713TBE34

COMPLETE FILE AND PHOTO ON REQUEST

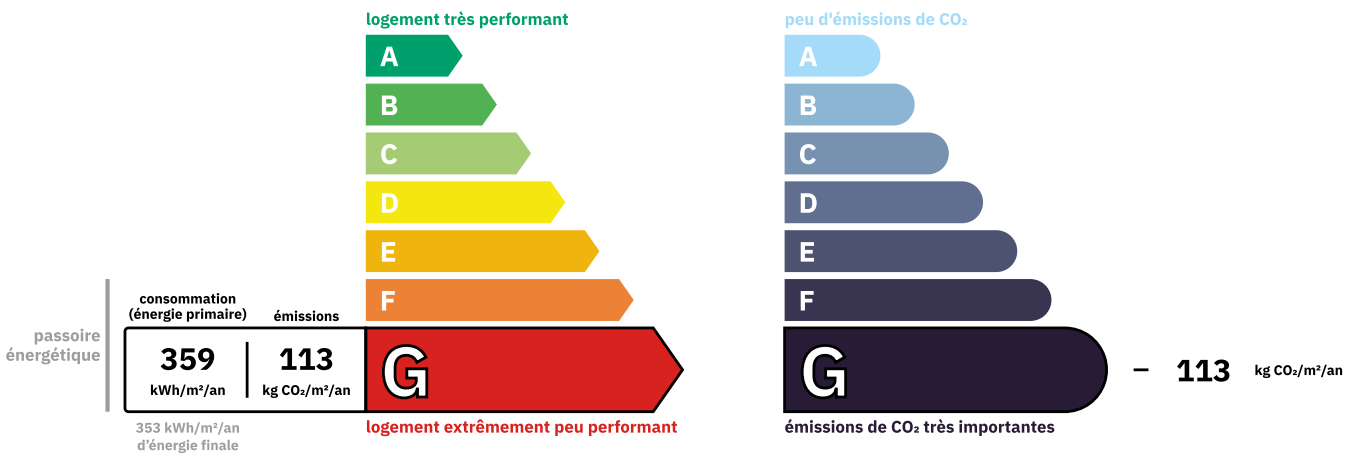
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Extremely energy consuming
Estimated annual energy costs
between 6293 € and 8514€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :53713TBE34

FILE COMPLETE AND PHOTOS ON REQUEST

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