



BEAUTIFUL 18TH CENTURY 4 STAR LUXURY  
HOTEL, SEMINAR ROOM ,FITNESS SUITE  
GARDENS ,POOL AND APARTMENTS.



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,FITNESS SUITE GARDENS  
,POOL AND  
APARTMENTS...



## PROPERTY FACT FILE

|                                                                  |                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------|
| REFERENCE                                                        | A29789CST11                                                  |
| PRICE                                                            | € 3,300,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 20                                                           |
| BATHROOM                                                         | 16                                                           |
| ACCOMMODATION                                                    | 1369 m <sup>2</sup>                                          |
| LAND                                                             | 12847 m <sup>2</sup>                                         |
| TOWN                                                             | Carcassonne                                                  |
| DEPARTMENT                                                       |                                                              |
| LOCATION                                                         | Village property                                             |
| TYPE                                                             | Gîtes, Hotel, Country House                                  |
| CONDITION                                                        |                                                              |
| FEATURES                                                         | Swimming Pool, Mains Drains,<br>Private parking              |
| *Price based on current exchange rate which is subject to change |                                                              |





- Luxurious Four Star Hotel with Excellent reviews
- 12 beautifully decorated ensuite bedrooms
- Fabulous gardens and grounds with swimming pool
- Calm and scenic location close to Carcassonne
- Excellent business reputation and reviews

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LUXURY HOTEL, SEMINAR  
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Seize the unique opportunity to own an exquisitely transformed 18th-century batisse, now a four-star luxury boutique hotel featuring 12 ensuite bedrooms. Nestled in a tranquil and highly sought-after village near the UNESCO World Heritage site of Carcassonne, this property offers easy access to Toulouse and is just an hour away from

## DESCRIPTION

Magnificent XVIIIth century building known as a Château, with superb gardens and magnificent large wooded park in the heart of a sought-after village less than 5 km from France's 2nd most visited tourist site in the South of France. Operated as a 4-star hotel. Good development potential.

12 splendid, very spacious rooms and suites (from 20 m<sup>2</sup> to 70 m<sup>2</sup>), each with its own bathroom and is very well equipped.

swimming pool, sauna, fitness and massage room, seminar room, lounge, reception, breakfast room.

The sale includes

- the walls and grounds of the ideally located hotel
  - over 12,000 m<sup>2</sup> of gardens and parkland, including parking for 35 vehicles
  - the walls of the adjoining restaurant (137 m<sup>2</sup>), with a good reputation and also open to customers from outside the hotel
  - a staff apartment in the main building (206 m<sup>2</sup>) with 5 bedrooms, 2 bathrooms, office and enclosed garden
  - a 138 m<sup>2</sup> apartment above the restaurant with 3 bedrooms
  - a 34 m<sup>2</sup> independent studio apartment
  - a 30m<sup>2</sup> studio apartment in the staff quarters
- All these rentals add to the profitability of the hotel business (leases expiring soon).

This fabulous luxury prestige demure offers 1370 m<sup>2</sup> of living space in very good condition, combining the charm of the old with modern facilities, close to amenities, schools and shops + 1 more potential 143 m<sup>2</sup> to convert into a wine cellar, another reception room or other commercial use..

Turnkey commercial business, tastefully furnished and fully equipped, recently revalidated ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29789CST11>

COMPLETE FILE AND PHOTO ON REQUEST



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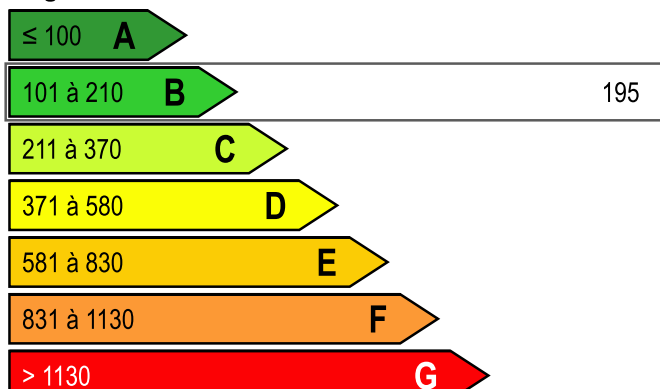
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## ENERGIE-DPE

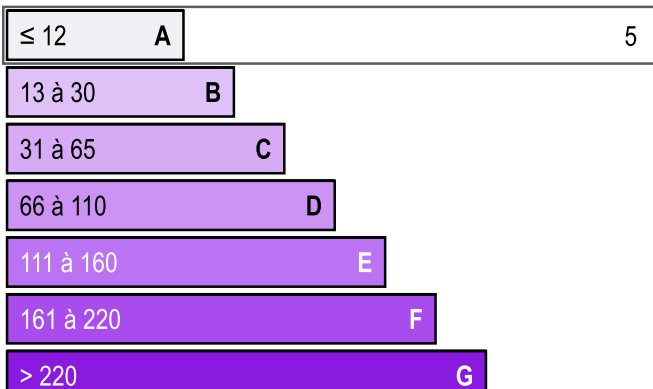
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

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## CONTACT

Réf :A29789CST11  
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AND PHOTOS  
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