



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

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AND BREAKFAST IN THE
HERAULT, CLOSE ...



PROPERTY FACT FILE	
REFERENCE	53713TBE34
PRICE	€ 972,000 £ 813,418* <small>*agency fees included: 6 % TTC to be paid by the buyer (917 000 EUR hors honoraires)</small>
BEDROOM	11
BATHROOM	9
ACCOMMODATION	460 m ²
LAND	2785 m ²
TOWN	Le Caylar
DEPARTMENT	Herault
LOCATION	Village property
TYPE	Gîtes, Maison de Maitre, Gite
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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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 Hérault department of Southern France. Recommended as excellent by Trip Advisor with 5 stars and a Booking.com award winner with 9,8 rating, this is a business opportunity not to be

DESCRIPTIF

This magnificent Maison de Maître has been carefully renovated to an extremely high standard to incorporate 5 beautifully appointed double bedrooms with bathrooms and a breakfast room/kitchen, as well 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/kitchenette 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 as well 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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

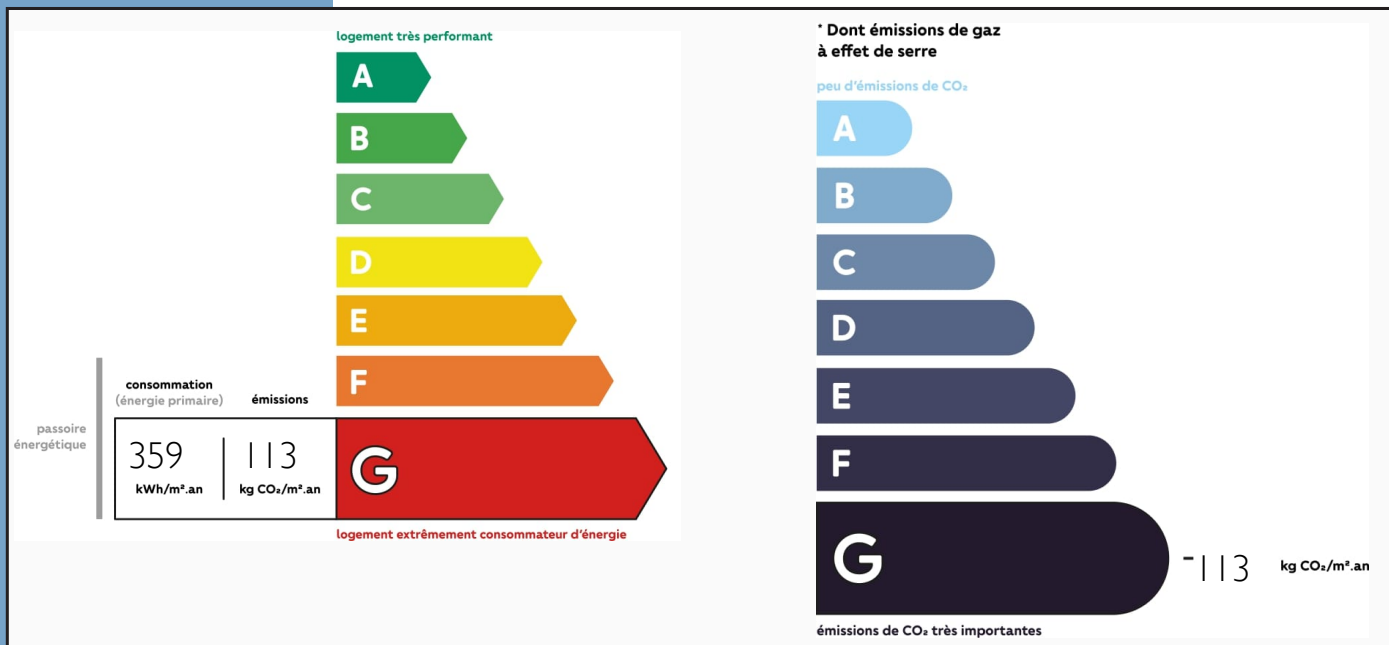
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BREAKFAST IN THE HERAULT,
CLOSE ...

Ref : 53713TBE34

ENERGIE-DPE

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



NOTICE

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

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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

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FILE COMPLETE
AND PHOTOS
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