



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

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HOTEL, SEMINAR ROOM  
,FITNESS SUITE GARDENS  
,POOL AND  
APARTMENTS...



PROPERTY FACT FILE	
REFERENCE	A29789CST11
PRICE	€ 3,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	20
BATHROOM	16
ACCOMMODATION	1369 m <sup>2</sup>
LAND	12000 m <sup>2</sup>
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, 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

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

## DESCRIPTIF

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 revaluated

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29789CST I I>

COMPLETE FILE AND PHOTO ON REQUEST

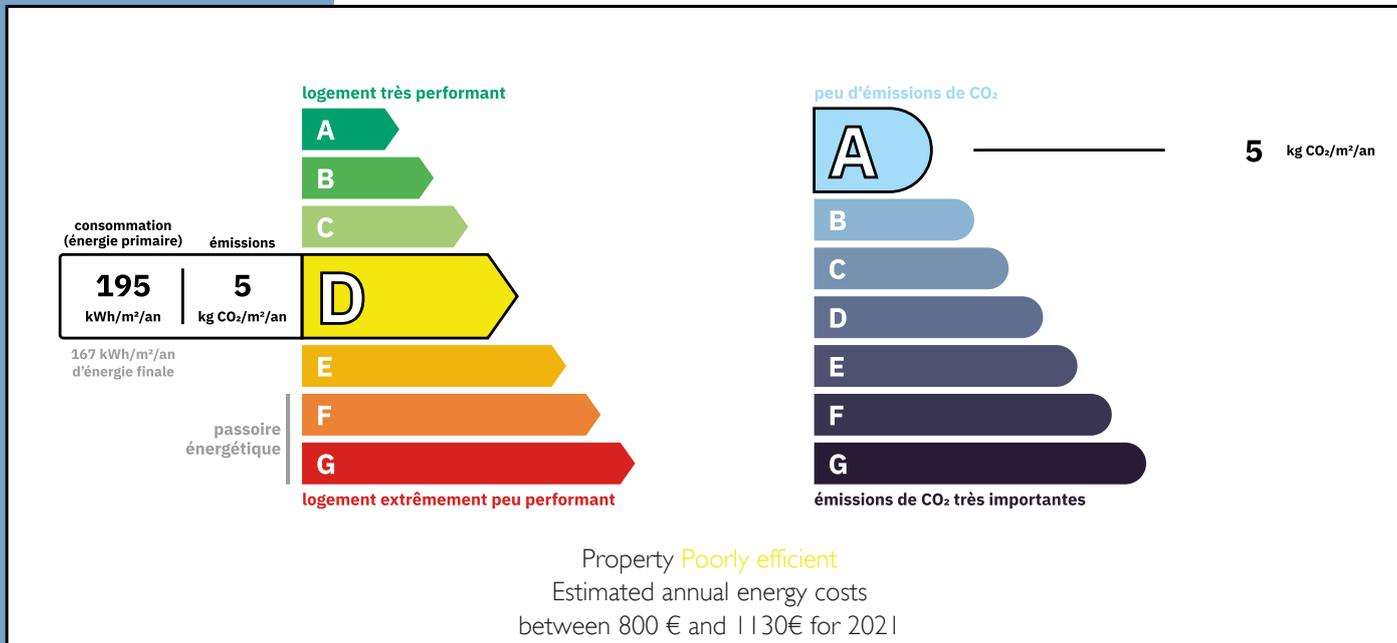


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STAR LUXURY HOTEL,  
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A29789CST11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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