



Ref : 9073SRS

## Chambres D'Hôtes with revenue

Area



Habitable : 810 m<sup>2</sup>



Usable : 112 m<sup>2</sup>



Land : 2 519 m<sup>2</sup>

696 000 €

**Luxurious residence for sale Tarn.** Chambres d'hôte in a town located at the foot of the Montagne Noire comprising 810m<sup>2</sup> habitable with 4 bedrooms in activity and 2 large independent flats all in 2519 m<sup>2</sup> of land. Health center, outbuilding and pool. Lift for all floors. Good revenue with over 950 bed nights pa. Comes fully furnished. . Carcassonne 45 mins, Mediterranean 75 mins and Spain 130 mins.

### IN SUMMARY

Rooms :  
Bedrooms :  
Bathrooms : 0

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Heat pump



Adsl

**Advantages :** Good revenue | Comes fully furnished.

### SERVICES



1st Shops : 1 mn



All shops : 1 mn



Health : 15 mn



Elementary : 2 mn

Middle School : 5 mn

High school : 5 mn



2 mn



45 mn



60 mn



15 mn

### ENERGY INFORMATION

Consommation conventionnelle 169,00 kWh/m<sup>2</sup>.an

Estimation des émissions 5,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

A

B

C

D

E

F

G

A

B

C

D

E

F

G



## Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

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## — DESCRIPTION

### Ground floor

Entrance and reception 45m<sup>2</sup>

Salon / dining room 86m<sup>2</sup>

Breakfast room 32m<sup>2</sup>

Kitchen 17m<sup>2</sup>

Larder 10m<sup>2</sup>

WC

Lift access

### Garden level

Health club reception area 20m<sup>2</sup>

Spa comprising wet & dry saunas and a Jacuzzi 37m<sup>2</sup>

Massage room 8m<sup>2</sup>

Gym 18m<sup>2</sup>

Meeting room 32m<sup>2</sup>

Utility room 44m<sup>2</sup>

Cave 14m<sup>2</sup>

Old boiler room 25m<sup>2</sup>

Lift access

### 1st floor

Landing and lift access 15m<sup>2</sup>

Salon lecture 22m<sup>2</sup>

Bedroom en suite bathroom 22m<sup>2</sup>

Bedroom en suite bathroom and dressing room 38m<sup>2</sup>

Apartment

Entrance 7m<sup>2</sup>

Bedroom en suite bathroom and dressing room 66m<sup>2</sup>

### 2nd floor

Landing and lift access 15m<sup>2</sup>

Bedroom en suite bathroom 33m<sup>2</sup>

Bedroom en suite bathroom with dressing room 40m<sup>2</sup>

Apartment

Salon 21m<sup>2</sup>

Séjour 25

Kitchen 8m<sup>2</sup>

Bedroom 17m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Shower room 8 m<sup>2</sup>

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Loft

Space to renovate 46m<sup>2</sup>

Outbuilding with 1st floor to renovate 80m<sup>2</sup>

Garage 40m<sup>2</sup>

Workshop 36m<sup>2</sup>

Pool 10 x 4 with heat pump and automatic security cover

Are you interested ?



Marie

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