



Ref : 9566TPL

Charming property, guest rooms, ideal for an accomodation project

Area



Habitable : 462 m²



Usable : 583 m²



Land : 2,5 Ha

586 000 €

Luxurious residence for sale Lot. Sector Limargue, charming property, ideal to develop an accomodation activity on 462 m² livable with 10 bedrooms, among which 3 in the private part, 5 bedrooms in suite in the commercial part, and 2 bedrooms in suite in one of the outbuildings. Barn of 120 m² to be fitted out being able to be used as reception room; Space reception with dining room of more than 80 m², professional kitchen, patio serving the 5 bedrooms in suite with bathroom and privative terrace, clear views over the surrounding countryside. Swimming pool 15X7 m secured with pool house. Easy access, large parking, several cellars and storage space. Land 2 ha in one piece, with open views. At 3 minutes from all services and schools, and 10 min from the hospital and high schools. Currently exploited in bed and breakfast with turnover, great potential to develop a hotel project, with an advantageous situation for an economic activity.

IN SUMMARY

Rooms : 14
Bedrooms : 10
Bathrooms : 8

Swimming pool : yes
Garage place : 4
Parking space : 10
Outbuildings : yes



Gas



Adsl

Advantages : Hotel | Large space

SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 10 mn



Elementary : 3 mn

Middle School : 3 mn

High school : 10 mn



3 mn



40 mn



45 mn

ENERGY INFORMATION

Consommation conventionnelle 141,00 kWhép/m².an

Estimation des émissions 9,00 kg éqCO₂/m².an

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— DESCRIPTION

Private part, roof in lauze, parquet floor, terra cotta :

Living room, dining room with open kitchen : 60 m².

Shed, storage room: 9 m².

Cupboard and toilet : 4.5 m².

1st floor :

Landing with office : 14.70 m².

Shower room with toilet : 5.40 m².

Bedroom 1 : 17 m²

2nd floor :

Landing with bedroom 2 (possibility to close):19 m².

Bedroom 3: 12 m².

Commercial part with large covered terrace:

Restaurant room : 81 m².

professional kitchen : 25 m².

WC restaurant: 2.83 m².

Veranda : 14 m².

Patio : 51 m².

5 bedrooms en suite, bathroom and toilet, private terrace:
approximately 21 m² each one, and a big bedroom of 28 m².

Outbuildings and storage space:

Vaulted cellar: 26 m².

Laundry room : 4.50 m².

Back kitchen : 19.60 m².

Independent houses with two communicating bedrooms in suite : 35 m².

Barn : 121m²

Secure 15*7 swimming pool with liner, chlorine filtration, pool house.

Gas heating by condensing boiler in the private part, buried tank.

Double glazing, wooden shutter.

Electric heating in the commercial part.

Double glazing, roller shutters.

Work or restoration up to someone's taste could be done but, but not necessary to
continue the business activity.

This property has all the charm and potential to develop a quality reception and catering
activity.

Are you interested ?



Marie

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