

Ref: G0152

Highly successful Gite B&B business with panoramic mountain views and easy access to Pyrenean ski resorts and Mediterranean coast

**1,175,000
EUR**



Investment type : For sale

Property type : B&B

Bedrooms : 14

Hotel area : 565

Price in Euros : 1,175,000 EUR

Price in US Dollars : 1,211,340 USD

Country : France

Condition : Turnkey

**Highlights:**

- Stunning mountain views in all directions
- Easy reach of both Mediterranean coast and ski resorts
- Beautiful, secluded, rural location yet close to all amenities
- 5* TripAdvisor, 9.6 Booking.com with huge potential for further development
- Genuine turn-key lifestyle business with certified accounts - live the dream in the South of France!

Summary:

14 bedroom, 13 bathroom, beautifully presented gite complex in excellent condition throughout:

- A substantial principal house with 5 en-suite B&B / chambres d'hotes rooms
- An independent 2-bedroom apartment newly re-furnished throughout
- An independent 5-bedroom penthouse apartment with stunning views in all directions
- A detached, character 1-bedroom stone gite with private terrace over-looking pool to the mountains beyond
- A detached, larger 1-bedroom gite with a 2-vehicle car-port and large, private terrace offering stunning views across the valley (currently used as owners' accommodation)
- Flexible accommodation that can be let as individual units, or take groups of up to around 30 people
- Swimming pool, gym, floodlit petanque court, 2 acres of gardens with stunning views
- 300 days of sunshine!

The property has an overall 3* rating with the Office de Tourisme and will be sold fully-furnished and equipped to this level. The logo, website and social media listings are included. It is being sold due to retirement and health issues - the current owners will offer a detailed handover and good forward bookings for summer 2024.

Location:

Set in the foothills of Mount Canigou in the *Parc Naturel Régional des Pyrénées Catalanes* - the beautiful Languedoc region of the South of France. Within easy reach of both the Mediterranean coast and the ski resorts. A 10-15 minute riverside walk takes you into the village with its friendly bistrot and handful of small shops. There is a lovely village school for younger children and daily school bus service for older children. It is just 3 km to the nearest town with restaurants, a lively village square with market 3 times per week and all amenities including a supermarket, pharmacie, petrol station, thermal spa lido and sports facilities. There are endless miles of beautiful walks and cycle rides directly from the house.

Outside:

The property is set in 2 acres of secluded grounds on the outskirts of the village. There are large lawned gardens with gorgeous views. A flood-lit swimming pool (11m x 4m), a flood-lit boule court, several terraces and patios offering a choice of flexible seating areas, all with mountain views. Almost an acre of woodland provides plenty of wood for the log-burners. An arrosage runs the length of the property which is mostly surrounded by farmland. Parking for 10 - 12 cars. A 2-minute walk from the garden takes you down to the beautiful river Rotja.

Inside:

The five gites/apartments are all fully equipped and independent. The large central kitchen is fully equipped to cater for up to 30 people.

The "grand salon" is a versatile reception room of around 70m² : lounge / cinema room / yoga studio / wedding reception room / conference room - the possibilities are endless! It includes a 5m film screen and projector with sound system. Also a games room with football table, pool table, gym, dining room, laundry and ironing/linen room.

The business:

The current owners have established a thriving business with an excellent reputation. They offer a specialised service to large groups of 3-generation families, friends or sports/mountaineering clubs. The accommodation is extremely flexible and can cater for groups of any size from individuals to 30 people. In between large group bookings, the gites are let individually, combined with B&B / chambres d'hotes.

Future Potential:

Currently run simply by a husband and wife team with occasional help for whole-house changeovers. There is enormous scope for further expansion e.g: retreats and special interest breaks (yoga, painting, walking, boot-camps, etc.) or corporate events. There is huge potential to tap into the extremely lucrative wedding market.

The main building was originally built as a hotel and restaurant which could presumably be re-instated if desired.

Tourism and places of interest:

The area is a paradise for hikers, mountaineers, cyclists, bird-watchers and all lovers of nature. There are several of France's "Plus Beaux Villages" located nearby including the UNESCO world-heritage site of Villefranche de Conflent and Eus - the sunniest village in France! A wealth of tourist attractions nearby includes the famous "Petit Train Jaune" mountain railway, thermal spas, abbeys, animal parks, caves, rivers, lakes and a great array of canyoning, watersports and Via Ferrata opportunities.

Transport links:

Nearest airport is about 45 minutes away in Perpignan with Beziers and Girona 1 ½ hours, Carcassonne and Montpellier 2 hours and international airports of Barcelona and Toulouse around 3 hours away. The TGV train runs from Paris to Perpignan.

Facts & Figures:

Central heating throughout (gas-fired radiators or underfloor heating)

Mains water and mains sewage.

Area of land: 8900m²

Area of accommodation: 565m²

Year of construction (main building): 1966

No. of bedrooms: 14

No. of toilets/bath/shower rooms: 13

No. of reception rooms: 6

No. of detached buildings: 3

No. of log-burners: 3

Altitude: 680m

Rating on TripAdvisor: 5* - number 1 in the village

