

Maison Carcassonne 510 m²



PRIX DE VENTE : 740 000 €

EMAIL : [VILLANOVAREALTY@COLDWELLBANKER.FR](mailto:villanovarealty@coldwellbanker.fr)

EXCLUSIVITÉ

DESCRIPTION

Exclusively, we offer for sale this magnificent property located in the commune of Lacabarède, nestled in the enchanting setting of the Montagne Noire mountain range.

Currently operating as a hotel-restaurant for over 25 years, this property enjoys an excellent reputation and high visibility due to its strategic position on the Béziers-Castres road axis and its proximity to the Passa Pais greenway.

Set on a wooded park of over one hectare, this splendid 19th-century building offers breathtaking views of the surrounding forests and mountains. You can fully enjoy this idyllic setting by the pool or while relaxing at the table on the terrace.

Upon entering, you will be charmed by the warm atmosphere of the lounge, perfect for enjoying a coffee or tea. In the restaurant, the large kitchen allows for optimal working conditions to serve up to 60 guests, with 40 seats in the elegantly decorated indoor dining room and 20 seats on the welcoming terrace.

For accommodation, the hotel offers 11 rooms, some with terraces overlooking the garden, and a magnificent suite on the first floor. There is also potential to expand this part of the building, as several rooms can be converted into additional suites.

In the basement, you will find wine cellars, storage spaces, and a laundry area. Additionally, a large closed hangar of 122m² is available for storing equipment or numerous vehicles.

All hotel furniture is included in the sale price.

For more information on this wonderful opportunity, please do not hesitate to contact us.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	510.0 m ²	Taxe foncière :	€4.00
NB de pièces :	15 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 205

Indice d'émission de gaz à effet de serre (GES) : D 37



COLDWELL BANKER
EUROPA REALTY



300 Avenue Germaine Tillion
France, 34070, Montpellier



TÉL : +33430969660
villanovarealty@coldwellbanker.fr