

Superb country house with 4 gites running as a highly rated bed and breakfast in the Hérault, close to A75.

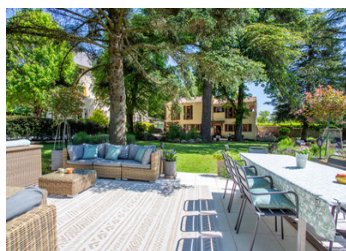


INFORMATION

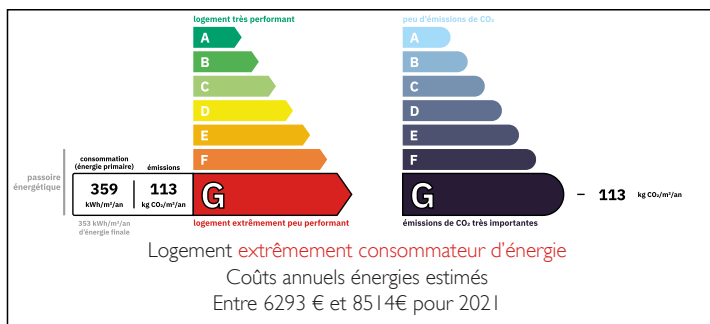
Town:	Le Caylar
Department:	Hérault
Bed:	11
Bath:	9
Floor:	378 m2
Plot Size:	2785 m2

IN BRIEF

Fantastic opportunity to acquire a successful established Bed and Breakfast and Gites business in the stunning surroundings of the Larzac Plateau in the Hérault department of Southern France. Recommended as excellent by Trip Advisor with 5 stars and a Booking.com award winner with 9,8 rating, this is a business opportunity not to be missed. Situated 5 minutes from the A75 motorway which links central to southern France, and at the junction of the 3 departments of the Hérault, the Aveyron and the Gard, this makes a perfect stopover for overnight guests or for holiday makers looking to enjoy the many activities this area has to offer or to visit the renowned buddhist temple of Lerab Ling. With it's spacious accommodation it is equally adapted to a large family home with space for multigenerational living.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This magnificent Maison de Maître has been carefully renovated to an extremely high standard to incorporate 5 beautifully appointed double bedrooms with bathrooms and a breakfast room/kitchen, as well as private owners' accommodation. A second house accommodates 4 independent apartments. All set in a pretty walled garden of 2768m² with a covered pool and parking for 12 vehicles, this is an up and running business where all the renovation work has already been completed.

In the main house you enter into a central hallway with beautifully ornate original staircase. To the left is the guests' breakfast room/ kitchette and a suite of 2 rooms and a shower room. On the other side of the hallway is the owners' kitchen/living room with glass doors leading onto the pretty terrace at the front of the property. This is the perfect spot to soak up the sun whilst having breakfast or an apéritif.

On the first floor are a further 4 double bedrooms with bathrooms, all of an extremely good size and with views over the pretty garden. On the second floor is a large room currently used as private owners' accommodation as well as and a large attic area with wonderful exposed beams which could be converted into a separate apartment with a terrace. Downstairs from the hallway is extensive storage space and there is also a separate laundry room and a boiler room outside.

In the other building are the 4 separate gites all with independent entrances. On...

LOCAL TAXES

Taxe foncière: 3800 EUR

Taxe habitation: EUR

NOTES