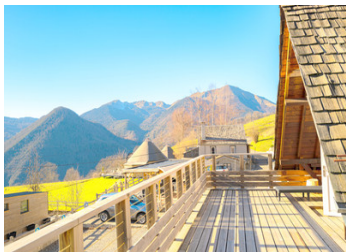
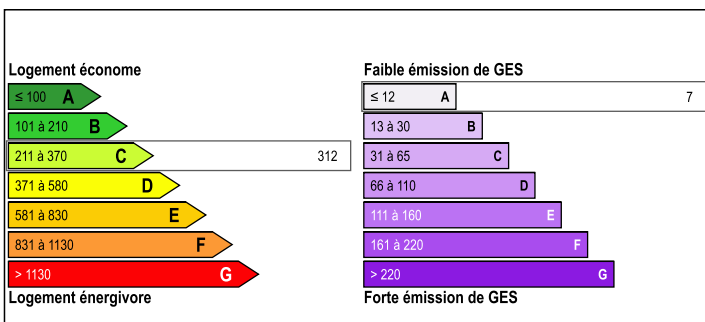


Authentic chalet with wellness area, hotel, accommodation and seminar lounge. Stunning property and location



ENERGY - DPE



INFORMATION

Town:	Boutx
Department:	Haute-Garonne
Bed:	13
Bath:	11
Floor:	589 m2
Plot Size:	60973 m2

IN BRIEF

Thriving business - 245,000 income in 2024.

This beautiful collection of accommodation has been lovingly built and restored to a very high specification with excellent taste.

Offering a range of accommodation from self-catering, half board in different style properties to suit everyone's needs, this successful enterprise set in the beautiful pyrenees mountains is ready to move into and continue offering meals, accommodation, spa and meetings rooms from day one.

If you are looking for a ready made business and home with excellent revenue and the potential to expand, this could be your perfect choice.

SKI INFORMATION

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.



LOCAL TAXES

Taxe foncière: 2629 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

For full details of the accommodation, the location/plots, income and a map along with additional photographs and video tours, please contact us and we will send you the package of information.

The scenery is absolutely beautiful, the standard of the accommodation is excellent. The potential to expand the restaurant side of the business, add more accommodation and to add solar panels to the land is an option should you wish to do this.

A superb business and family home with the capacity to be home to an extended family and to expand the business.

The "plaquettes de bois" heating system is green and economical. Controlled centrally, all programmed and manage with a generator in place as a back up.

This property really does have it all.

Please come and see for yourself - a visit is essential to fully appreciate the quality of the build and the full potential of this lovely property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>