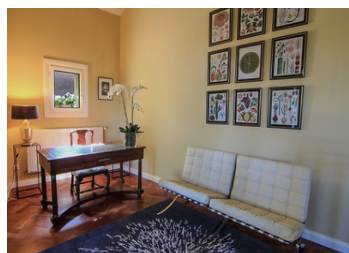
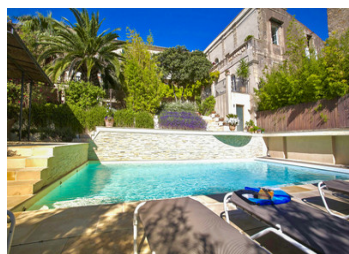


Luxury boutique hotel featuring 10 suites, garden and terraces with swimming pool located near to Pézenas



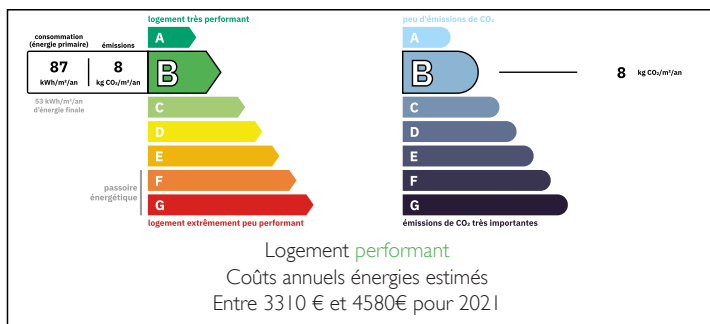
## INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	11
Bath:	11
Floor:	614.84 m2
Plot Size:	800 m2

## IN BRIEF

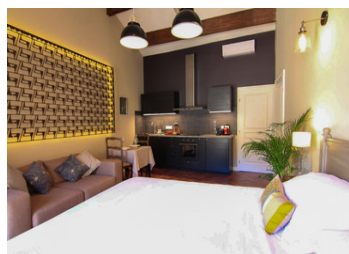
Discover this beautifully restored 200-year-old house, now a luxury gay resort nestled in a picturesque wine-making village near Pézenas. This historic property offers 10 elegantly appointed suites, each uniquely designed with its own kitchen and beautifully tiled bathroom, featuring premium furnishings. Some suites even include private outdoor areas with scenic views of the countryside. The resort boasts inviting reception spaces and, at its heart, a spacious garden complete with a large swimming pool, jacuzzi, sun loungers, an outdoor kitchen, and dining areas—perfect for guests and events alike. Full information pack available upon request.

## 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 exceptional resort, established in 2010, has rapidly become one of Europe's most sought-after destinations for luxury travelers. Situated in a picturesque wine-making village close to the historic town of Pézenas and just 30 minutes from the Mediterranean coast, this 200-year-old property offers both charm and sophistication.

The property's tasteful restoration preserves its original features, while every aspect of the resort has been designed to the highest standard. Welcoming reception areas lead to 10 exclusive suites (ranging from 24 to 84m<sup>2</sup>), each fully furnished and equipped with a private kitchen and spacious bathroom. Four suites offer private terraces, and every room is fitted with air conditioning and heating for year-round comfort.

In addition to the suites, guests enjoy an inviting cocktail bar with stunning views of the surrounding countryside, as well as a flexible 50m<sup>2</sup> studio space with kitchen facilities—ideal for hosting events and retreats. The outdoor areas feature a heated 10x6m swimming pool surrounded by multi-level terraces, a jacuzzi, a bar, and dining spaces, all designed to provide the perfect environment for relaxation and entertaining.

This sale includes all business assets and established relationships, allowing for seamless continuation of operations. With opportunities for further growth, including potential low-season promotions and the creation of a spa/wellness area, this property offers a unique chance to build on an already thriving business.

A full photo and business information pack is available upon request.

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

## LOCAL TAXES

**Taxe foncière: 4730 EUR**

**Taxe habitation: EUR**

## NOTES