

Tourist accommodation on over two hectares with 5 bedrooms and 3 gîtes



## INFORMATION

Town:	Tarascon-sur-Ariège
Department:	Ariège
Bed:	17
Bath:	11
Floor:	700 m2
Plot Size:	0 m2

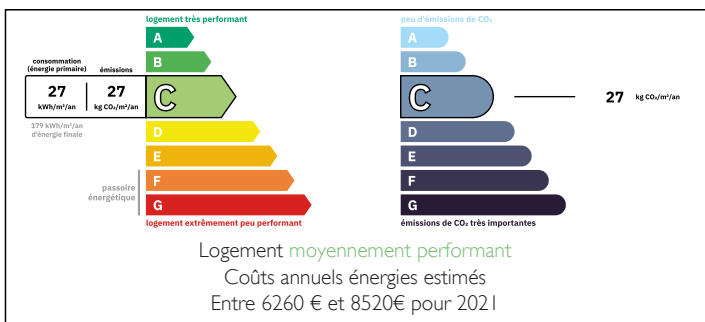
## IN BRIEF

At the gateway to the Haute Ariège, in a peaceful, natural setting, this tourist reception area extends over two hectares, at the foot of the mountains. Just a few minutes from the region's major sites, it combines serenity, accessibility and potential.

Completely renovated, it offers over 700 m<sup>2</sup> of living space divided between three gîtes, five guest rooms and a separate private dwelling of around 200 m<sup>2</sup>. Heated indoor swimming pool, jacuzzi, fibre optics: everything is in place for immediate use, with no work required.

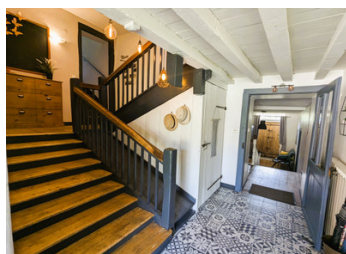
Find a more detailed description on our website (reference A38160NIL09 ).

## 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

A rare living environment, a solid return on investment

At the gateway to the Haute Ariège, in a peaceful, natural setting, this tourist accommodation estate extends over more than two hectares, at the foot of the mountains. Just a few minutes from the region's major sites, it combines serenity, accessibility and potential.

Completely renovated, it offers over 700 m<sup>2</sup> of living space divided between three gîtes, five guest rooms and a separate private dwelling of around 200 m<sup>2</sup>. Heated indoor swimming pool, jacuzzi, fibre optics: everything is in place for immediate use, with no work required.

Two gîtes and five bedrooms are now in operation, generating regular annual sales of between €95,000 and €100,000.

For an equivalent investment, few French regions offer such a high level of income in such a high-quality setting.

What's more, the potential is still there: the third gîte (currently occupied by the owners) could be rented out, a table d'hôtes developed, the booking calendar extended...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

It's an accomplished, well-maintained business on a human scale. It would be perfect for a couple or a family looking for a change of scenery and the opportunity to invest in a tourist activity that is already well structured and supported by a good online reputation (reviews, referencing, website with booking engine).

Easily accessible, at the crossroads of the Ariège valleys, the estate is in the immediate vicinity of amenities and a lively local fabric, and at a good distance from Toulouse, Carcassonne and Andorra.

On the technical side, the property...