

## Le Neptune – One of the Canal du Midi's Most Highly Rated Bed & Breakfasts

### EXCLUSIVE

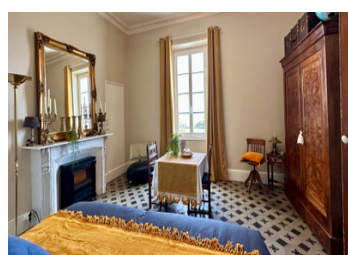
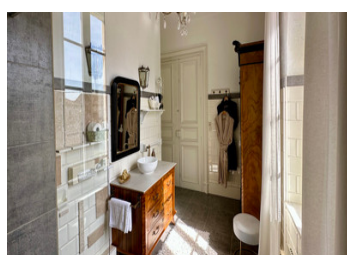
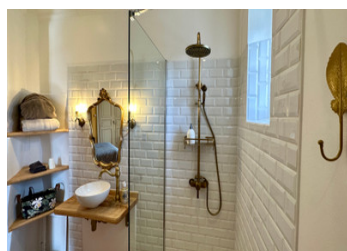
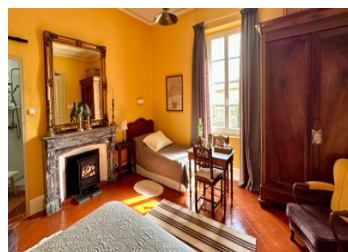
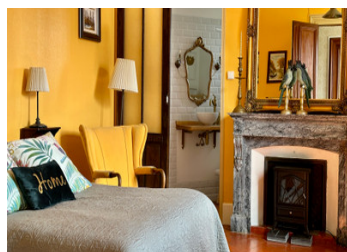


### INFORMATION

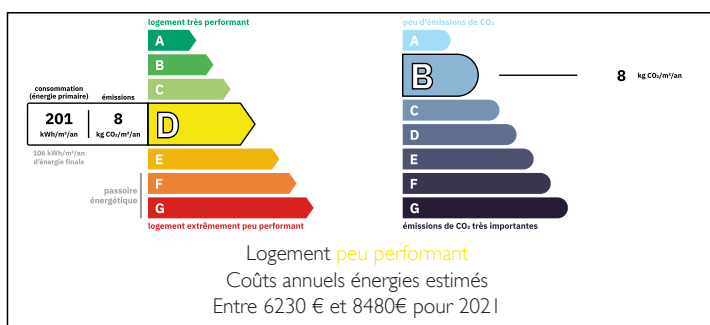
|             |          |
|-------------|----------|
| Town:       | Ginestas |
| Department: | Aude     |
| Bed:        | 9        |
| Bath:       | 9        |
| Floor:      | 338 m2   |
| Plot Size:  | 50 m2    |

### IN BRIEF

A rare opportunity to acquire one of the Canal du Midi's most highly regarded bed and breakfast (chambre d'hôtes) businesses in the heart of the picturesque village of Le Somail. Le Neptune is an established, turnkey B&B and guest house with an exceptional reputation, consistently outstanding guest reviews and a loyal international clientele built over many years. Combining elegant accommodation with a proven business model, this successful hospitality business offers immediate income and an enviable lifestyle in the South of France. Ideally located within walking distance of renowned restaurants, cafés, the famous antiquarian bookshop and the UNESCO-listed Canal du Midi, Le Neptune benefits from one of Occitanie's most popular tourist destinations. Whether you are looking for a bed and breakfast for sale in France, a profitable guest house business, or a rewarding lifestyle investment, this is a rare...

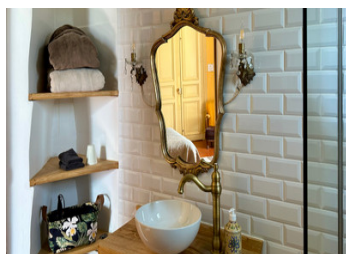
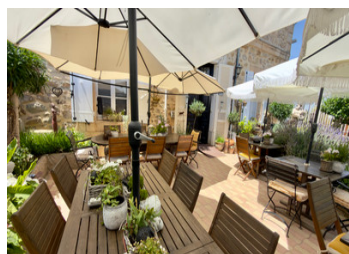


### ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 2500 EUR**

## NOTES

## DESCRIPTION

Some properties are simply beautiful homes. Others offer the opportunity to change your life.

Located in the heart of Le Somail, one of the most picturesque villages on the UNESCO-listed Canal du Midi, Le Neptune is a rare opportunity to acquire an established bed and breakfast (chambre d'hôtes) in one of Southern France's most sought-after tourist destinations.

For more than a decade, Le Neptune has welcomed guests from around the world, building an exceptional reputation for hospitality, consistently outstanding reviews and a loyal international clientele. This is a genuine turnkey hospitality business, offering immediate income and the opportunity to continue a well-established brand from day one.

Why Le Neptune?

- Established turnkey bed & breakfast (chambre d'hôtes) with a proven track record of success.
- Outstanding guest reviews, consistently rated above 9.5/10 across major booking platforms.
- Loyal international clientele, with many guests returning year after year.
- Established brand with an excellent website and strong online visibility.
- Prime location in the heart of Le Somail, one of the Canal du Midi's most visited destinations.
- Immediate income potential with an established tourism business ready to continue operating.
- An exceptional lifestyle business, combining business success with the quality of life the South of France is renowned for.

Why Do Guests Return?

Guests often tell us they come to discover the Canal du Midi—but return for Le Neptune.

Le Somail is affectionately known as the "Pearl of the Canal du Midi", offering an atmosphere unlike