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## Real estate complex in a thermal resort in the Pyrenees

Querigut , Aude , Occitanie



€590,000

inc. of agency fees

12 Beds 5 Baths 600 sqm 7200 sqm

This remarkable estate features several buildings, with the highlight being a former thermal hotel by the Aude River. A peaceful sanctuary offering a unique blend of history and potential.

### At a Glance

**Reference** MFH-MSA79368

**Near to** Limoux

**Price** €590,000

**Bed** 12

**Bath** 5

**Hab.Space** 600 sqm

**Land** 7200 sqm

**Pool** Yes

**Land Tax** N/A

### Property Description

Set in the heart of the Pyrenees Audoises, where nature reigns supreme, and the fresh mountain air invigorates every breath, this remarkable estate is a sanctuary of peace and potential. Set on a 7,200 sqm plot, the property includes several charming buildings, each offering a unique blend of history and opportunity. The centrepiece is a former thermal hotel, an enchanting structure that sits serenely on the banks of the Aude River, whose soothing waters flow rhythmically nearby.

A rare gem of the property is its natural spring, providing hot water at 60°C year-round, ensuring free heating and unmatched comfort in harmony with the surrounding environment. This feature sets the stage for a unique living experience where nature and modern comfort co-exist effortlessly.

The **Hotel Building** spans four levels with approximately 450 sqm of living space. On the ground floor, you'll find an indoor swimming pool, heated by the same thermal waters, offering relaxation at temperatures as high as 38°C. Adjacent to the pool are two large workshops, perfect for bringing your creative visions to life.

The *first floor* introduces a newly renovated 45 sqm studio apartment equipped with reversible air conditioning and a modern laundry room. The main living space includes a living room and kitchen, which opens onto a sunny outdoor terrace—a perfect spot to soak in the views and tranquil ambience.

As you reach the *second floor*, you'll discover a stunning master bedroom with an en-suite bathroom and two additional interconnected bedrooms sharing a shower room. A mezzanine area serves as a cosy office or reading nook, with access to the sprawling, landscaped 7,200 sqm garden, complete with a vegetable patch nestled against the mountainside.

On the *third floor*, an independent apartment awaits. It features an open-plan living area and

kitchen spanning 55 sqm, two interlinked bedrooms with a shared bathroom, and an additional en-suite bedroom with its shower and toilet. From this level, you'll have direct access to elevated terraces and the garden. The top floor offers a stunning 140 sqm attic with a striking wooden frame, ready to be transformed into whatever your imagination desires.

But the magic doesn't stop here. The old 70 sqm post office is included in the estate, now a three-bedroom home with a welcoming living area and kitchen. Nearby, a charming stone building houses an 82 sqm gîte, offering a living room, kitchen, two bedrooms, and a bathroom—perfect for guests or rental opportunities. Additionally, a newly built 60 sqm garage with underfloor heating and a wooden annexe offers space for storage, hobbies, or even further development.

The entire estate is surrounded by lush greenery, granite stones, and the calming sounds of the nearby forest and river. With ample parking, hidden terraces, and a meadow overlooking the spa, this fully fenced property is ideal for those seeking a peaceful retreat with endless potential. Sustainable features like geothermal heating add modern practicality to the timeless beauty of this estate.

This exceptional property invites you to explore its possibilities, whether for a large family home, shared residence, or even an artistic retreat.

## **The Accommodation**

### **Four Different Buildings**

- large main house which used to be a thermal hôtel : 450 sqm
- old post office - 70 sqm
- apartment - 82 sqm
- garage with heated floor - 60 sqm

## Outside

- garden and wood
- easy maintenance
- many outside terraces

## The Area and Access

- Axat, village with services and amenities at 30 minutes
- Querigut - village with a grocery at 15 minutes

*A rare property, full of history, potential and promise.*



## Environment & Surroundings

Mountain View? ✓

## And Before You Ask

Exposure:	South
	Needs
Condition:	upgrading and modernising
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Good condition
Gas Supply:	Gas bottles for cooking

## Summary

Property type:	Countryside house
Bedrooms:	12
New Home?	No
Bathrooms	5
Price	€590,000

## Key Information

Year Built:	1900
Internal Area:	600 sqm
Land Area:	7200 sqm
Floor:	4
How many Outbuildings:	4
Number of Fireplaces:	1

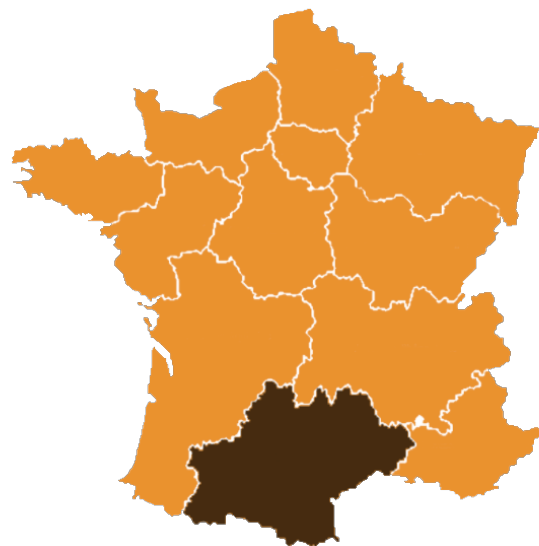
### Property Features:

- Property full of charm
- principal building use to be a thermal hôtel
- Comfortable garage
- free hot water and heating on all structures
- first skiing complex at 30 minutes drives
- interesting for a big family
- inside pool

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

Has  
ADSL/Broadband? Yes

**Location: Occitanie**





## Gallery











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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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