

[Click to view MFH-MSA31946](#)

Property with Restaurant & Gite Business for sale in the Black Mountains

Villardonnell , Aude , Occitanie



€1,470,000

inc. of agency fees

9 Beds 4 Baths 490 sqm 6 ha

This lovely property with a gite and restaurant business is set on 6 ha of land in the Black Mountains, just 30 minutes from Carcassonne and its international airport.

At a Glance

| | | | | | |
|------------------|--------------|----------------|-------------|------------------|------------|
| Reference | MFH-MSA31946 | Near to | Carcassonne | Price | €1,470,000 |
| Bed | 9 | Bath | 4 | Hab.Space | 490 sqm |
| Land | 6 ha | Pool | Yes | Land Tax | €6500.00 |

Property Description

This lovely property with a gite and restaurant business is set on 6 ha of land in the Black Mountains, just 30 minutes from Carcassonne and its international airport.

The property is currently operating as a restaurant with many terraces and a gite. It has excellent potential for

development, for example tree climbing activity would be possible, bubbles, tree houses, tents. The property is set on 6 ha of land with a river, a lake, woods, a lovely secured pool with spa, area for doing sports as volley ball, football.

The restaurant has sperate Winter and Summer sections, and offers the possibility to host wedding and birthday parties. The buildings have been renovated and there's no work to do on the existing ones. Possibility to create additional bedrooms.

The Accommodation

The Main House (dating from 1673)

- owners part : 4 bedrooms, 3 bathrooms and toilet - 95 sqm
- restaurant of 95 sqm
- grill space and professional kitchen - 22 sqm
- space for preparing salads & cellar - 16 sqm
- other space for eating - 60 sqm

The Gite

- living room - 63 sqm
- fully fitted kitchen - 27 sqm
- shower room - 5.70 sqm
- 5 bedrooms between 12 and 23 sqm
- 3 toilets

Outside

- many terraces - 90 sqm - 40 sqm
- swimming pool (12m x 5m), all secured
- spa 6 persons
- garages
- basement composed by many rooms : labotory, office... - 135 sqm
- garage 90 sqm
- attic - 90 sqm
- closed garden - 200 sqm

Potential / Possible Activities

- tree park (investment needed)
- yourtes
- bubbles...
- biking
- poneys - already got doneys

Please contact us for more details or to arrange an early viewing.

Environment & Surroundings

| | |
|------------------------|---|
| Near Airport/Ferries? | ✓ |
| Near to Shops? | ✓ |
| Near to Schools? | ✓ |
| Near to a Golf Course? | ✓ |
| Lake or River View? | ✓ |

And Before You Ask

| | |
|---------------------|-----------|
| Exposure: | South |
| Year of Renovation: | 2015 |
| Condition: | Very good |
| Currently lived in: | Yes |
| Condition of Roof: | Excellent |
| Land Tax: | €6500.00 |

Summary

| | |
|----------------|------------|
| Property type: | Business |
| Bedrooms: | 9 |
| New Home? | No |
| Bathrooms | 4 |
| Price | €1,470,000 |

Key Information

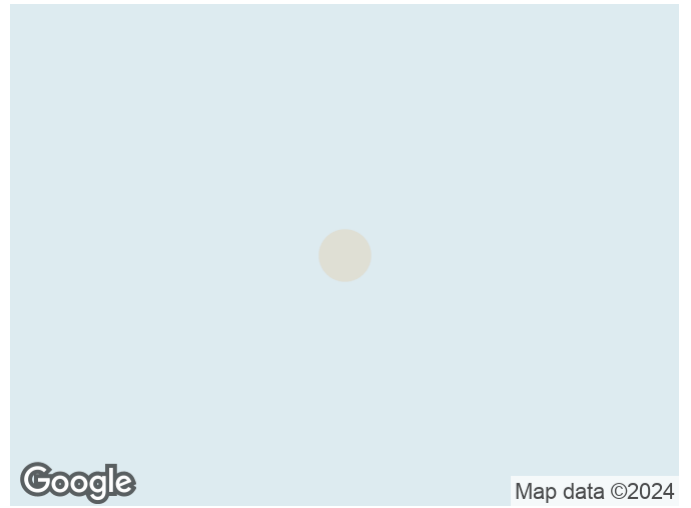
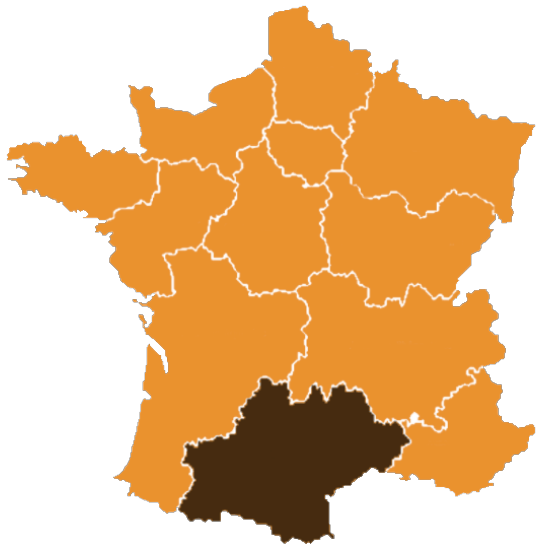
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|---------------------------|---------|
| Year Built: | 1673 |
| Internal Area: | 490 sqm |
| Land Area: | 6 ha |
| Floor: | 3 |
| How many Outbuildings: | 3 |
| Number of Fireplaces: | 3 |

Property Features:

- lots of potential
- restaurant
- grills
- many terraces
- lake
- lovely gite for 12 persons
- pool and spa
- little lake
- buisness for sale

| | |
|------------------------|-----|
| 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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