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Character property with hospitality potential in Occitanie

Beziers , Hérault , Occitanie



€2,295,000

inc. of agency fees

15 Beds 9 Baths 950 sqm 1.4 ha

Unique opportunity for a welcoming second home or lucrative tourist hospitality business for sale near Béziers in Occitanie.

At a Glance

Reference	MFH-ASW410	Near to	Beziers	Price	€2,295,000
Bed	15	Bath	9	Hab.Space	950 sqm
Land	1.4 ha	Pool	Yes	Land Tax	N/A

Property Description

This magnificent 17th-century stone residence near Béziers is an exceptional property ideal for tourist reception. It has been completely renovated and offers a living area of 950 sqm, including a charming interior courtyard.

Nestled in the Haut-Languedoc regional park, close to a greenway, this 1200 sqm property on a 1.4 hectare park combines modern comfort and historic character.

The Accommodation in the Residence

This stunning property boasts a private area of 300 sqm featuring a spacious living room with a fireplace, a dining kitchen, a TV lounge, an office, a games room, 4 bedrooms, and 2 bathrooms. Additionally, there are 4 gîtes (accommodations) ranging from 55 to 250 sqm with a combined capacity for 35 people.

These can also be connected if desired. Furthermore, there is a 117 sqm meeting room, a sizable workshop with a glass roof, and flexible spaces that can be transformed to suit your needs.

Outside the Property

This property boasts various amenities, including a 15-meter swimming pool, a central courtyard with an outdoor bar, a pétanque court, and spacious vaulted cellars.

Its wooded park provides a stunning view of the neighbouring vineyards and hills, offering a tranquil and picturesque setting.

- swimming pool (15m x 5m) with alarm
- solar shower, petanque pitch, play area
- automatic lighting of the garden
- stone carpot
- reception room, professional kitchen, panoramic terrace
- relaxation lounge
- reception

Additional Information

- near a golf course
- view of vineyard and hills

The Area and Access

The property is conveniently located near a charming tourist village that offers a variety of shops and amenities, 40 minutes from Béziers and 1 hour from Montpellier.

An exceptional opportunity for investing in a spacious family home or a thriving hospitality business. Don't let it slip away!

Environment & Surroundings

Near to Shops? ✓
Near to a Golf Course? ✓

And Before You Ask

Year of Renovation: AVRIL 2021
Condition: Good general condition
Heating System: Heat pump central heating
Reason for selling: Familial reasons
Currently lived in: Yes
Condition of Roof: Good condition

Summary

Property type: Countryside house
Bedrooms: 15
New Home? No
Bathrooms 9
Price €2,295,000

Key Information

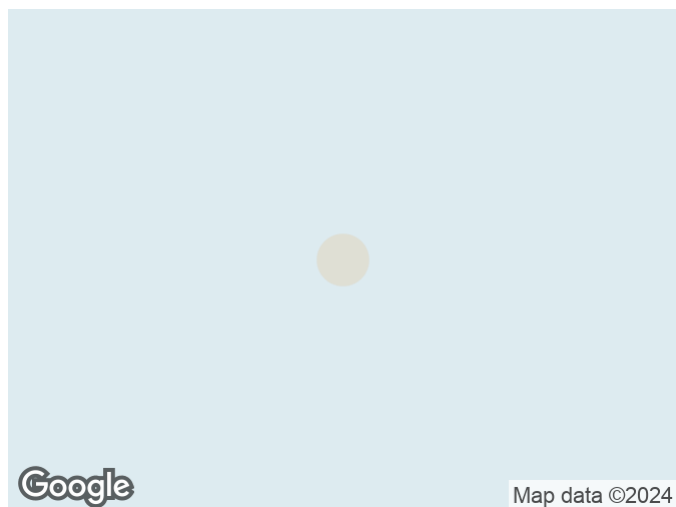
Year Built: 1675
Internal Area: 950 sqm
Land Area: 1.4 ha
Floor: 2
How many Outbuildings: 6
Number of Fireplaces: 5

Property Features:

- Superb exceptional property
- ideal for tourist reception
- completely renovated
- office
- games room
- courtyard with outdoor bar
- nice views

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
Pool House? Yes
Has ADSL/Broadband? Yes
Has Satellite TV Yes

Location: Occitanie



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C. BAUER – Sunday Times

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