

[Click to view MFH-MSA63074](#)

## Hotel and Yoga retreat in a peaceful setting near a Lake

Castelnaudary , Aude , Occitanie



# €2,500,000

inc. of agency fees

20 Beds    10 Baths    1721 sqm    7.5 ha

Charming hotel, gite and guest house complex set on 8 ha of land above a beautiful lake with sport activities between Toulouse and Carcassonne in the Aude.

### At a Glance

<b>Reference</b>	MFH-MSA63074	<b>Near to</b>	Carcassonne	<b>Price</b>	€2,500,000
<b>Bed</b>	20	<b>Bath</b>	10	<b>Hab.Space</b>	1721 sqm
<b>Land</b>	7.5 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	€10000.00

### Property Description

Charming hotel, gite and guest house complex set on 7.5 ha of land above a beautiful lake with sport activities between Toulouse and Carcassonne in the Aude. This hospitality complex offers over 1700 sqm of habitable space and is open all around the year, it can hosts up to 110 guests a night! This unique property is ideal for weddings, yoga and fitness activities and many others.

This income generating property is ideally situated being in a calm area with many historical points closeby and lovely geographic spots, and just 10 minutes from Castelnaudary. There are several buildings on the property and has also some land which can be developped.

## **THE PROPERTY & GITE ACCOMMODATION**

### **The ground floor**

- principal reception room for weddings or other - 135 sqm
- second reception room - 120 sqm
- restaurant for breakfast and meals - 73 sqm
- kitchen - 64 sqm
- Ladies dormatory - 64 sqm
- Gents dormatory - 87 sqm
- bedrooms and suites - around 20 sqm
- individual gites with many bedrooms - 105 sqm
- owners accommodation - 105 sqm
- Small Church/Chapel totally resored and used for yoga or something else - 70 sqm
- Pigeon home converted into luxury gite - 70 sqm

### **EQUIPMENT**

- many terraces for gites
- covered swimming pool
- spa / hammam / sauna
- massage room
- gym/fitness room

### **ON THE LAKE**

- sailing
- paddling
- pedal boats
- wind surf
- biking and walking
- golf at 40 minutes

### **THE AREA AND ACCESS**

- Both Carcassonne and Toulouse airport at approx. 40 minutes
- motorway junction at just 12 minutes
- Castelnaudary, all services and amenities 10 minutes away

A really good opportunity at this new low price

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Central heating (oil)
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Recent septic tank
Gas Supply:	Gas bottles for cooking
Land Tax:	€10000.00

## Summary

Property type:	Countryside house
Bedrooms:	20
Bathrooms	10
Price	€2,500,000

## Key Information

Internal Area:	1721 sqm
Land Area:	7.5 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	2

### Property Features:

- lake view
- possibility to have 96 persons per night
- ideal for weddings and receptions
- yoga room and fitness center
- Many nautic sports on lake
- has a little 14 th century Church

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



## Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates