

[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

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

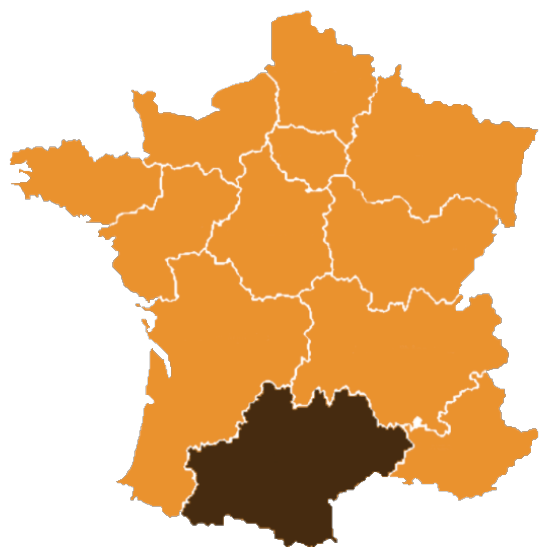
Has a Terrace?      Yes

Swimming Pool?      Yes

Has Air  
Conditioning?      Yes

Has  
ADSL/Broadband?      Yes

**Location: Occitanie**



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**

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**S. and L. BROWN**



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