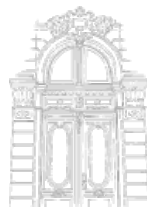


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FRANCE

NEAR TOULOUSE, CHÂTEAU XIIIÈ IN EXCELLENT CONDITION WITH HOTEL ACTIVITY



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SITUATION : One hour from Toulouse and its international airport, close to Albi, a UNESCO world heritage site, in an idyllic setting surrounded by meadows, vineyards and woods, very peaceful, with an incredible view in a dominant position.

DESCRIPTION: This Château, whose foundations date back to the 13th century, has been renovated with taste and refinement. Fully air-conditioned, it offers a seasonal activity as a 4* hotel and gourmet restaurant, with receptions, weddings, seminars and spa.

With 850 m² of living space, it offers 18 bedrooms, each with its own bathroom or shower room, 1 office, 1 seminar room, 1 kitchenette, 1 lounge with fireplace, 1 wine-tasting cellar. A restaurant building with 2 dining rooms, 1 recently renovated professional kitchen area, checkroom, office and several other rooms.

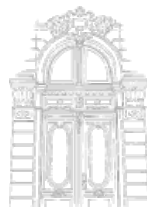
The spa area with sauna, jacuzzi and relaxation lounge overlooks the heated swimming pool, with an exceptional view over the valley and its vineyards.

THE LAND: 19 ha of rolling land, including 10.7 ha of vines operated by an external company. The hotel-restaurant sells wines bottled in the estate's name.

OUR OPINION: This generously proportioned site offers exceptional comfort, making it ideal for a large family or an existing hotel project.

Prix : 2 650 000 € FAI

Réf. 1789 PP.



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