



## ancien Hôtel restaurant en partie restaurer 600m2



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 229,000

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 09140  
Posted: Feb 15, 2024

### Description:

At the entrance to the spa resort of Aulus-les-Bains, come and discover this former hotel-bar-restaurant. In the heart of the Ariège Pyrenees, you can enjoy its thermal baths, its treetop adventure course, its mountain walks, its large park and only 6 kilometers: from the first ski slopes of Guzet Neige, to the Latrape pass. You will also enjoy numerous hiking trails. Largely renovated, this building can have up to 16 rooms depending on the layout. It currently offers a living area of ??400 m<sup>2</sup>, including 8 bathrooms, a further convertible area of ??187 m<sup>2</sup> as well as 43 m<sup>2</sup> of cellar and boiler room in the basement. Offering countless possibilities, it will be ideal for launching your tourism project. It will be possible to resume hotel-bar-restaurant activity, but also guest rooms. At the back, a small courtyard will allow you to enjoy the stream, on the other side of the road, you will benefit from land of more than 1,300 m<sup>2</sup>. Very RARE! with lots of development possibilities! to discover quickly!

Built: 1885

### Common

Finished sq. ft.: 600 sq m  
Lot Size: 1668 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 188

### Lease terms

Date Available:



## **Additional information**

Website URL:

[http://www.arkadia.com/AGHX-T533831/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T533831/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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