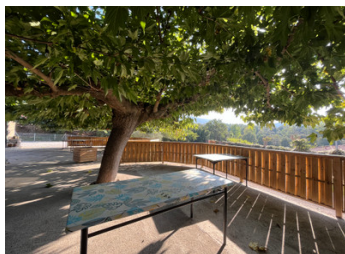


Large property with independent accommodation offering excellent business opportunity.



INFORMATION

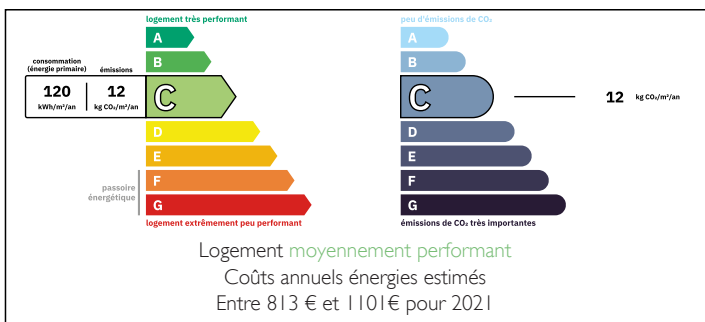
Town:	Rodès
Department:	Pyrénées-Orientales
Bed:	6
Bath:	4
Floor:	480 m2
Plot Size:	3000 m2



IN BRIEF

This spacious property was previously run very successfully as a restaurant and has the 2 independent properties to create holiday accommodation. situated close to the village of Vinca, just 29km (25min) from Perpignan with its airport and TGV links to Barcelona, 53km from the nearest ski slopes and 41km from the beach at Canet plage.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This magnificent property spans an impressive 480 square meters and is strategically located in the picturesque commune of RODES, set on a vast 3000 square meters of land. This place offers truly exceptional potential, whether you intend to develop a bed and breakfast business or make it your primary residence while enjoying an additional rental income.

As you step through the gates of this property, you will be immediately captivated by its unique character. It includes a former restaurant with a sumptuous reception hall, bathed in natural light and opening onto an intimate terrace that offers breathtaking panoramic views of the majestic Canigou. The spaces are ideal for hosting special events, weddings, family celebrations, or simply for providing your guests with a memorable experience. Additionally, a bar area adds to the convivial atmosphere of this property, and a fully equipped, spacious kitchen is ready to meet the most discerning culinary needs.

Furthermore, a dedicated grilling area will delight barbecue and grill enthusiasts, providing a perfect spot for relaxation and sharing.

Upstairs, are three spacious bedrooms, each equipped with its own en-suite shower.

The property also includes two independent cottages, one of type 2 and the other of type 3, both air-conditioned for optimal comfort. Each of these cottages boasts its own private terrace and garden, offering a peaceful and intimate space for residents. These cottages represent an exceptional opportunity for additional rental income or for accommodating friends and family.

The generous volumes of this building and its significant...