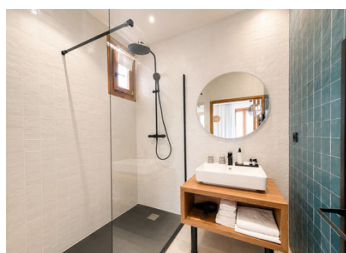


Hotel Property for Sale – 8 Ensuite Rooms, 3-Bed Apartment, Rooftop Terrace, Sea Views, Multiple Uses



INFORMATION

Town:	Port-Vendres
Department:	Pyrénées-Orientales
Bed:	11
Bath:	9
Floor:	388 m2
Plot Size:	60 m2



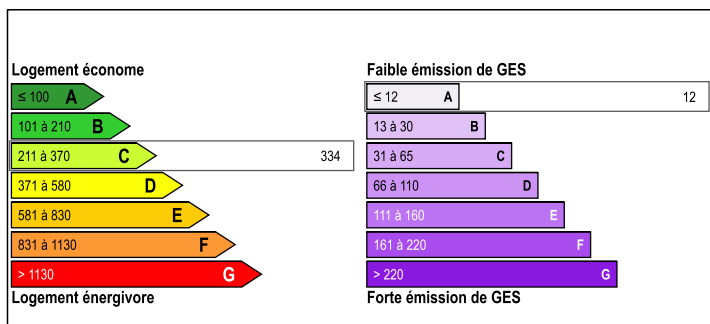
IN BRIEF

An exceptional property, currently run as an elegant boutique hotel, ideally located just a few steps from the port. It offers 8 bedrooms with private shower rooms, including one accessible suite, with some enjoying views over the port and sea.

Renovated to a very high standard, the property stands out for its bespoke features, quality materials and exceptional attention to design, comfort and detail. Guest areas include a reception with boutique, a bar, breakfast room and professional kitchen, ideal for preparing breakfasts and tapas-style menus.

A separate 3-bedroom apartment, finished to the same high standard, includes a living room, fitted kitchen and shower room with WC. There is also an attic room, useful storage areas and a rooftop terrace.

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.



DESCRIPTION

Port-Vendres is one of the most distinctive destinations on the Côte Vermeille, combining the charm of an authentic Mediterranean harbour with restaurants, shops, beaches and spectacular coastal scenery. Its deep-water port remains at the heart of the town, welcoming fishing and commercial vessels as well as large yachts and passenger ships. The waterfront has benefited from significant improvements, further enhancing the appeal of the harbour area. Port-Vendres also has its own railway station, providing connections towards Collioure, Argelès-sur-Mer and Perpignan.

Just a few steps from the port, this exceptional building is currently arranged as a sophisticated boutique hotel, the harbour, restaurants and town centre are all within easy walking distance.

Completely renovated in 2023, the property stands apart for the exceptional quality of its finishes. The renovation has been carried out with meticulous attention to detail, combining bespoke features, carefully selected high-end materials and a strong, individual design identity. Original architectural elements have been retained, including the beautiful staircase, creating a stylish blend of character and contemporary comfort. The building and its installations have also been designed to conform with current applicable safety standards and regulations.

LAYOUT

Ground floor:

Entrance into the reception area with boutique, bar and breakfast room, plus an allocated exterior terrace area for tables and chairs. Guest WC and professional kitchen suitable for preparing breakfasts and tapas-style menus.

Independent access leads to a self-contained PMR bedroom suite with private facilities, which can also communicate directly with the adjoining independent apartment.

NOTES