



## Luxury 14 Bed La Chataigneraie Gite Complex For Sale In Sahorre France

### Informazioni sull'Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
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| Nome della ditta: | Esales Property Limited                                                       |
| Nazione:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Tipo di servizio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
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### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 1,140,646.67 |

### Posizione

|              |            |
|--------------|------------|
| Nazione:     | France     |
| Cap:         | 66360      |
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| Descrizione: |            |

Luxury 14 Bed La Chataigneraie Gite Complex For Sale In Sahorre France

Esales Property ID: es5554845

La Chataigneraie, 49 Route de Vernet les Bains  
Sahorre  
Pyrenees Orientales  
66360  
France

Luxury 14-Bedroom Gite Complex For Sale In Sahorre, France: A Turn-Key Business with Panoramic Views

This is a successful and fully operational gite/B&B business offering a beautifully presented complex for sale in the stunning setting of Sahorre, France. Positioned strategically between the Mediterranean coast and the mountains, this genuine turn-key business boasts certified accounts, is fully equipped and ready to go, representing an exceptional lifestyle and commercial opportunity. The reluctant sale is forced due to



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the owner's retirement and health issues.

#### Highlights:

1. Stunning mountain views in all directions, providing an unparalleled backdrop.
2. Within easy reach of Mediterranean coast and ski resorts, offering year-round tourism potential.
3. Beautiful, secluded, rural location yet close to all amenities for convenience.
4. 5\* TripAdvisor, 9.6 Booking.com with great potential for further development.
5. Genuine turn-key business with certified accounts, fully equipped and ready to go.
6. 300 days of sunshine! guarantees excellent weather for guests and owners.

This magnificent complex comprises 14 bedrooms and 13 bathrooms, all beautifully presented and in excellent condition throughout. The property holds an overall 3\* rating with the local Office de Tourisme and will be sold furnished and equipped to this level. The established website and social media listings will also be included if required.

The extensive property includes the following independent, revenue-generating units:

- \* A substantial principal house with 5 en-suite B&B / chambres d'hotes rooms.
- \* An independent 2-bedroom apartment (first floor of main building).
- \* An independent 5-bedroom penthouse apartment (top floor of main building).
- \* A detached, character 1-bedroom stone gite (Le Petit Gite).
- \* A detached, larger 1-bedroom gite (La Petite maison), currently used as the owner's accommodation.

#### Location:

The property is perfectly set in the foothills of Mount Canigou within the Parc Naturel Regional des Pyrenees Catalanes, located in the beautiful Occitanie/Languedoc region of the South of France. Its exceptional location is within easy reach of both the Mediterranean coast and the ski resorts, ensuring high demand throughout the year. A pleasant 10 - 15 minute riverside walk takes you into the village with its charming, friendly bistrot and handful of small shops. For families, there is a village school and a daily bus service to the lycee in Prades for older children. It is just 3 km to the nearest town which provides all amenities including a supermarket, petrol station, thermal spa, Casino, and sports facilities. There are many miles of beautiful walks and cycle rides accessible directly from the house.

#### Outside:

The property is set in 2 acres of secluded grounds on the outskirts of the village. The grounds feature 4 lawned terraces with gorgeous views of the surrounding mountains. Leisure facilities include a flood-lit swimming pool (11m x 4m), a flood-lit boule court, and several different terraces and patios offering a choice of flexible seating areas, all with mountain views. The tile-roofed poolside gazebo has a blue-tooth sound-system and can seat around 20-30 people. Safety is ensured with child-proof fencing between the pool and the main seating areas, and the pool is also equipped with a safety alarm. There is almost an acre of woodland providing the property with wood for the 3 log-burners. An arrosage (irrigation canal) runs the length of the property, which is mostly surrounded by farmland giving a relaxing, rural environment



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with abundant bird-song and cow-bells. There is a dedicated parking area for 10 - 12 cars. A simple 2-minute walk from the garden takes you down to the river - a beautiful and tranquil spot for fishing and boulder climbing.

Inside:

The four gites/apartments are all fully independent, with each having its own kitchen equipped with a microwave, fridge-freezer, and dish-washer. In addition to this, the large central kitchen is fully equipped to cater for up to 30 people and includes 2 hobs, 2 ovens, 2 fridges, and 2 dish-washers.

The communal area features the 'grand salon,' a versatile reception room of approx. 72m<sup>2</sup>. It features a log-burner, lounge area, solid-wood monastery table, and a pool table. It also includes a big-screen TV and 5m film screen and projector with sound system (all included in sale). The main house ground-floor also includes a dedicated games room with table football, a dining room, an ironing/linen storage room, a cloakroom with shower, and a gym with multi-gym, cross-trainer, and running machine.

A stylish oak staircase leads to the first floor where you will find:

- \* 5 x B&B rooms / chambres d'hotels: 4 rooms with double beds, 1 with twin beds, each room with a private shower room with basin and WC.

- \* 2-bedroom apartment: One double bedroom, one twin bedded room, lounge with a king-size sofa-bed and dining area, fully equipped kitchen, large, fully-tiled shower room with double basins and WC. This unit is newly re-furbished throughout, with solid oak flooring to the lounge and bedroom.

The Top-floor apartment is a completely independent 5-bedroom apartment with a separate front-door and panoramic views throughout. It consists of a Master bedroom with private bathroom including corner bath, separate shower cubicle basin and WC; a Second double bedroom with private shower-room, basin, and WC; 2 bedrooms with twin beds; 1 bedroom with bunk-beds; a Family bathroom with bath (inc. shower), basin, WC; and a further cloakroom with basin and WC.

Gite 1: Le Petit Gite is a detached, character stone-built gite, opening onto a private terrace giving superb views across the swimming pool and gardens to the mountains beyond. Downstairs is a lounge with a corner kitchen and spiral staircase. The first floor holds a double bedroom with an en-suite shower and WC.

Gite 2: La Petite maison (Owner's accommodation) is a detached bungalow, recently refurbished to a high standard with oak flooring throughout. It features a private car-port and magnificent views. It includes a fully-tiled bathroom with basin, bath, WC, and walk-in shower cubicle. It has a double bedroom and a large living room with an open-plan fully-equipped kitchen (could easily accommodate a large sofa-bed). It boasts views on 3 sides and large picture windows opening onto an extensive paved terrace, offering privacy from the rest of the property and stunning views across the valley to the mountains beyond.

The Business:



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The current owners have lived here since 2012 and in that time have established a thriving business with an excellent reputation: 5\* on TripAdvisor (#1 in the village) and 9.6 on Booking.com. They offer a specialised service catering to large groups of 3-generation families, groups of friends or sports/mountaineering clubs. The accommodation is extremely flexible and can cater for groups of any size from individuals or couples up to 28+ people. In between large 'Exclusive Use' bookings, the gites are let as individual units combined with B&B / chambres d'hotels. Further financial information would be available to serious buyers.

#### Future Potential:

The current owners have chosen to run the property simply as a husband and wife team with only very occasional help for whole-house changeovers. There is proven demand throughout the year although currently it is only operated on a part-time basis. There is enormous potential for further expansion for anyone who wants to develop organised group holidays such as retreats, corporate team-building, and special interest breaks (painting, walking, boot-camps, yoga etc.). The property also has huge potential to tap into the extremely lucrative wedding market. This is a fantastic opportunity for someone looking for a complete lifestyle change in a beautiful part of the world.

#### Tourism and places of interest:

The area is a paradise for hikers, mountaineers, cyclists, bird-watchers, and all lovers of nature. There are several of France's 'Plus Beaux Villages' located nearby. The UNESCO world-heritage site of Villefranche de Conflent is 5km away. This pretty, medieval walled village attracts many visitors as the starting point of the famous Petit Train Jaune mountain railway. Nearby Eus is reputed to be the sunniest village in France. Castlenou, Mosset, Evol, and many other picturesque villages are close by. The Tour de France has passed by the bottom of the valley en route from Prades to Andorra. Other attractions include the abbeys of St Martin du Canigou, St Michel de Cuxa and the Serrabonne. There are animal parks, caves, rivers, lakes, and a vast array of canyoning, watersports, and Via Ferrata opportunities. A spectacular mountain drive takes you up to the ski resorts of Font Romeu, Les Angles and Pyrenees 2000 - beautiful all year round! Less than an hour in the other direction are the stunning Mediterranean beaches of the Cote Vermeille: lively beach resorts of Argeles sur Mer, Canet Plage and Leucate; the historical, fortified artist's haven of Collioure; the world-famous wind-surfing beach of La Franqui... to name but a few! This is a renowned fruit-growing region and as you head towards the coast along the 'Route des Vins' you will see vineyards growing many well-known grape varieties. There really is something here for all the family.

#### Transport links:

The nearest airport is about 45 minutes away at Perpignan, well-served by Ryanair and Aer Lingus. Beziers and Girona are both about 1 ½ hours drive, Carcassonne and Montpellier 2 hours and international airports of Barcelona and Toulouse are both around 3 hours away. The TGV train goes from Perpignan to Paris where you can connect with the Eurostar to London, Brussels, and Amsterdam. The local rail network comes from Perpignan to Vernet/Villefranche and there is also a euro-bus service.

#### Outbuildings / cellars:

The property includes a Detached garage, wooden shed (housing ride-on mower), a car-port, a dedicated laundry, extensive ground-floor level cellars/workshops, the poolside gazebo, and an upper terrace gazebo.

Water and heating:

There is central heating throughout, except for the smallest stone gite which has electric radiators and wall heaters. The main building has gas central heating throughout (with a large gas cylinder) and partial double glazing. Gite 2 is fully double-glazed with electric under-floor central heating and a log-burner. There are 2 further log-burners, one in the grand-salon and another in the 5-bed apartment - both with hot-air circulation systems. The property has mains water and is attached to the mains sewage system with a sewage pump (no septic tank).

To summarise with a few excerpts from our Tripadvisor page:-

'A jewel in the Pyrenean crown' 'It's a gem' 'We would recommend the place without hesitation' 'The location is glorious' 'The views.... absolutely breath-taking' 'It was the perfect venue, such a beautiful setting with amazing views' 'The facilities are excellent...the location is perfect' 'The property is gorgeous' 'La Chataigneraie is a tranquil haven' 'Words and photos don't do it justice' 'I really can't fault this property in any way' 'The location is great, the views amazing and La Chataigneraie is just fabulous'

## ABOUT THE AREA

Sahorre is a tranquil, picturesque village nestled deep in the Conflent valley of the Pyrenees-Orientales department in the Occitanie region of Southern France. This charming location places it right at the heart of the Catalan Pyrenees Regional Nature Park, offering an idyllic escape characterized by breathtaking mountain scenery, lush forests, and a clean, invigorating climate. Sahorre's local identity is strongly influenced by its Catalan heritage, a cultural connection visible in the local dialect, architecture, and traditions, providing a distinct and authentic South-Western French experience. The village itself is small, characterized by stone-built homes and narrow, winding streets, preserving a sense of timeless tranquility that is highly valued by residents and visitors seeking a peaceful retreat away from the more tourist-trodden areas of the region.

The surrounding area of Sahorre is a paradise for nature lovers and history enthusiasts alike. It is situated in the shadow of the colossal Mount Canigou (Pic du Canigou), the sacred mountain of the Catalans, which dominates the local skyline and provides endless opportunities for hiking, mountain biking, and canyoning, particularly in the nearby Gorges like the Gorges de la Fou. Culturally, the region is rich in Romanesque art and history. Just a short drive away lies the magnificent Abbey of Saint-Martin du Canigou, a secluded eleventh-century monastery clinging to the mountainside, and the medieval fortified town of Villefranche-de-Conflent, a UNESCO World Heritage Site with Vauban fortifications. Sahorre itself is home to the historic Church of Saint-Étienne, reflecting the architectural heritage of the valley.

While offering a remote mountain feel, Sahorre maintains good connectivity through regional infrastructure. For those traveling by road, the village is conveniently located near the N116 road, which



connects the Pyrenees to the coastal city of Perpignan. The local area also features notable attractions such as the famous Yellow Train (Train Jaune), a historic railway that climbs up to the high plateau of Cerdagne, offering spectacular views and providing a unique way to explore the upper reaches of the mountains and ski areas like Font-Romeu, which is approximately 45 minutes away. This blend of natural adventure, profound history, and sunny Mediterranean influence makes the Sahorre area highly desirable for both outdoor pursuits and cultural exploration throughout the year.

The primary gateway for air travel to the region is the Perpignan-Rivesaltes Airport (PGF), which is the nearest major airport, located approximately 45 minutes to an hour's drive away (around 60 kilometers). Perpignan Airport offers connections, including budget carriers, making access from the UK and other European countries straightforward. For those seeking broader flight options, a slightly longer drive will access other international airports. These include Girona-Costa Brava Airport (GRO) in Spain, which is about 1 hour and 45 minutes away, and Carcassonne Airport (CCF), located approximately 2 hours away. The road trip from these airports is scenic, passing through the beautiful landscapes of the Roussillon and Languedoc regions, adding to the sense of arrival in the peaceful Pyrenees foothills.

## MAiN FEATURES:

- \* 565m2 of living space
- \* 8900m2 plot
- \* 14 Bedrooms
- \* 13 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* High-speed fibre broadband - over 230mbps

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Condizione: Excellent

Tenanted: Sì

## Comune

Camere da letto: 14

Bagni: 13

Finito piedi quadrati: 565 mq

Dimensione del lotto: 8900 mq

## Utility details

Heating: Sì



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## Rental details

Furnished: Si

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.708.623

