



## 3 Star 16 bed Hotel Val du Tech for Sale in Pyrenees Orientales France



### Emlakçı Bilgisi

İsim:	Niall Madden
Şirket Adı:	Esales Property Limited
Ülke:	United Kingdom
Experience since:	2002
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Web sitesi:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 574,407.54

### Konum

Ülke:	France
Adres:	La Preste les Bains PRATS DE MOLLO LA PRESTE Pyrenées Orientales France
Posta kodu:	62230
Yayınlandı:	05.03.2025
Açıklama:	3 Star Hotel Val Du Tech For Sale In Pyrenees Orientales France – 1 700m2,

16 bedrooms (further 10-20 bedrooms requiring some renovation)

Esales Property ID: es5553241

Hotel Val du Tech, La Preste les Bains  
PRATS DE MOLLO LA PRESTE  
Pyrenées Orientales  
66230  
France

Famed for its stunning natural scenery, great food and welcoming atmosphere, the beautiful Languedoc Roussillon region of France is quite simply one of the most desirable places to live across Europe. On offer here is a chance to make a smart investment into this magnificent part of the world with this fantastic property.



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3-star Hotel in French Pyrénées with optional craft brewery. Hotel \*\*\* (16 bedrooms, restaurant, bar, salon/TV room, solarium, terrace, lift) with development potential, with option to purchase craft brewery, (established in 2012) making and selling beers in the local area.

Location: The hotel is situated in La Preste les Bains, at 1 100m of altitude next to the river Tech, close to the Spanish border and a few kilometres from a natural reserve. Only 100 metres from a thermal spa with a regular clientele of 'curistes'\*\* the area is also popular with tourists, cyclists (road and mountain) and walkers with plenty of routes for all abilities nearby.

Historic town of Prats de Mollo (8km) with Chateau Fort, mediaeval church, shops, restaurants, bars and other facilities including cinema, outdoor pool (July & August), tennis courts, Primary School, banks and Post Office.

Transport links:

Road: 1h from the A9 Autoroute; 1h15 from Perpignan; 1h40 from Girona ; 2h30 from Barcelona.

Airports: nearest airport is Perpignan (1h15) with Girona and Barcelona airports less than 2h30; Beziers, Carcassonne & Toulouse airports are within 3 hours.

Bus & Train: Perpignan has a railway station and there is a regular bus service between Prats de Mollo and Perpignan as well as a bus link to Camprodon (Spain) and on to Ripoll and Barcelona. During the thermal season (April – November) there is a regular shuttle bus service between Prats de Mollo and La Preste.

Building: The hotel building comprises roughly 1 700m<sup>2</sup> over 7 floors. The hotel is situated between the river Tech and the road (which terminates 200 metres beyond the hotel) and so has 3 floors at/above road level (with access to hotel bar, reception etc) and 4 floors below. All bedrooms , the salon and restaurant are south-facing and overlook the river valley.

The hotel has mains electricity, water and sewage as well as gas for kitchen ovens. Central heating and hot water are supplied by a fuel oil boiler. Carpets and decoration throughout are in good order.

Development Potential: There are 10-20 additional bedrooms (many with recent en-suite bathrooms) which could be updated to provide more hotel rooms, dormitories or self-contained apartments and studios.

\*\*Ideal location for an Apart-Hotel\*\*

3 star Hotel:

\*Restaurant: bright, south-facing dining room seats 40-60 and is open throughout the season to both residents and non-residents.

\*Bedrooms are all double/twin with en-suite bathrooms, double-glazed, with TV and south-facing views of the river and mountains.

\*Central staircase with a lift to all hotel floors.\*Client services room (with washing machine and fridge/freezer) and a solarium (with gym equipment) available to residents along with a bike storage room.

\*Reception area (including an office) and an elegant 70m<sup>2</sup> salon with TV, card tables and a library.

\*Bar with seating and tables for 20 and an outdoor terrace for 20.



\*Kitchen and service areas provide workspace, catering ovens, dishwashers, sinks, freezers, cold room, storage, dumb waiter and delivery access.

\*\*'Curistes': The thermal spa, 100 m from the hotel, is operated through the French health service and provides annual 'cures' of 3 -weeks of treatments with waters from a thermal spring. These treatments are prescribed by doctors and so these clients spend 3 weeks at the hotel each year – most are regular clients who have been coming here for many years.

Brewery (optional) Established in 2012 making a variety of craft beers. Production of 6-8,000 bottles a year is distributed to shops, bars and restaurants in the local area, along with direct sales in the hotel bar and boutique.

The brewery equipment is installed in the hotel kitchen area, with a separate fermentation room. There is plenty of storage space for bottled beer in the hotel.

Owner's apartment: Separate access with a sunny terrace; 45m<sup>2</sup> open plan kitchen/dining/living area with under-floor heating; 2 bedrooms with bath/shower room & WC. 2 additional en-suite bedrooms on the same floor which are currently used as owner's accommodation.

The lower floors of the building comprise unused hotel rooms (currently used for storage), owner's apartment, service areas (boiler room, lift mechanism) and a second restaurant (currently used as a workshop)

## About the Area

Pyrénées-Orientales is a department on France's Mediterranean coast, along the Spanish border. The main city, Perpignan, is known for its Catalan culture and 13th-century Palace of the Kings of Majorca. South is the fishing town of Collioure, with its mediaeval Royal Castle, and the long beach at Argelès-sur-Mer. Inland, in Catalan Pyrenees Regional Park, is Canigou peak and the hilltop Abbey of St. Martin of Canigou

## Main Features

- 1 700m<sup>2</sup>
- 1 395m<sup>2</sup> of land
- 16 \*\*\* Hotel bedrooms all double/twin with en-suite bathrooms
- Further 10-20 bedrooms, most with recent en-suite bathrooms, requiring some modernisation
- Massive potential in the holiday rental market when further modernised
- Stunning views
- 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 & Spain
- Many excellent sports facilities (Falgos Golf course 45 minutes), fishing, walking and cycling areas nearby

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## Genel Bilgiler

Yatak odası:	16
Banyo:	16



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

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Bitmiş metrekare: 1700 m2  
Arazi Büyüklüğü: 1395 m2

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.715

