

FORMER WINE MERCHANT'S RESIDENCE, HOTEL – B&B WITH POOL, 10 BEDS & 10 BATHS, IN CANAL DU MIDI VILLAGE

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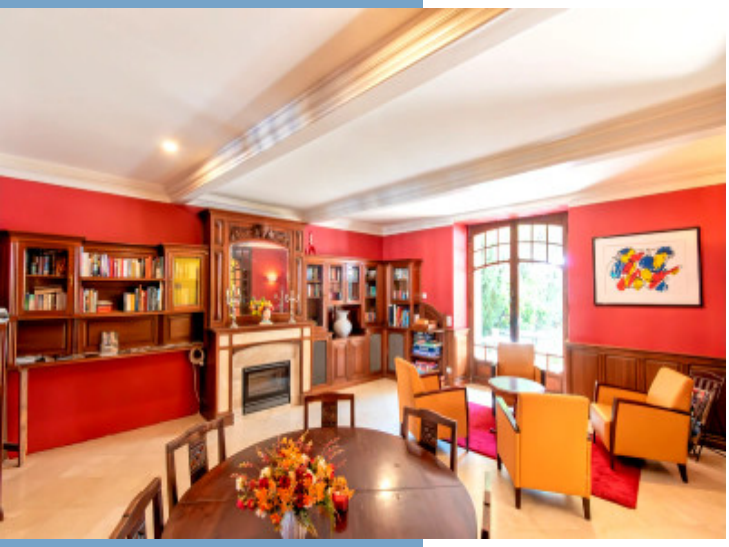




PROPERTY FACT FILE

REFERENCE	A39713CYV11
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	10
ACCOMMODATION	665 m²
LAND	876 m²
TOWN	Homps
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Former hotel turned B&B, full of charm
- 665 m², 10 bedrooms, 10 bathrooms
- Large pool 7x14 m with sun terrace
- Solar panels 2023, fibre internet
- Popular Canal du Midi village location

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In the lively canal-side village of Homps, this characterful former wine merchant's residence, now a B&B, offers 665 m² of living space, a garden with a 7 x 14 m pool, terraces, pétanque court and garage. The ground floor features a 47 m² dining room, 36 m² guest lounge, 40 m² private lounge, 26 m² kitchen, laundry, office and foyer. Upstairs,



DESCRIPTION

In the heart of Homps, a lively village on the Canal du Midi, stands this grand former hotel – now run as a spacious B&B. With its elegant façade, sweeping staircase, large reception rooms, garden with pool, pétanque court, terraces and guest lounges, it is the perfect opportunity for anyone dreaming of running a hospitality business under the southern French sun.

A tour of the property

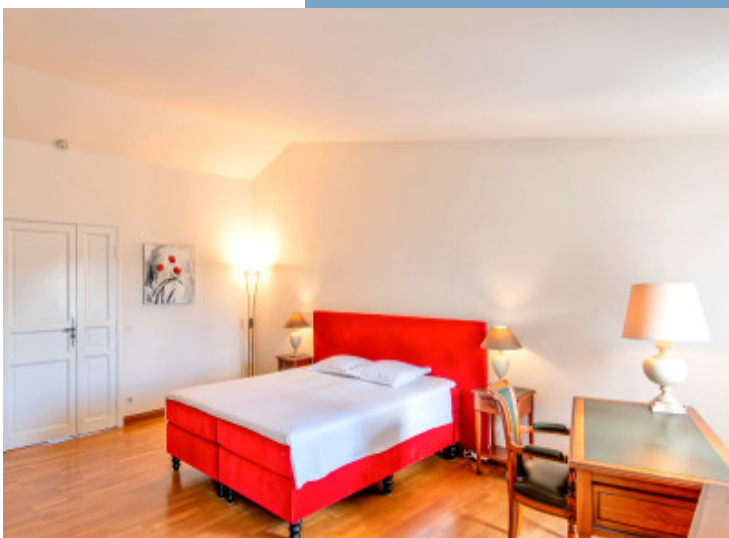
Entering through the impressive foyer (32 m²), you immediately feel the grandeur of the house. To the left, a 40 m² sitting room overlooking the street, currently the owners' private lounge. To the right, a 6 m² office and a 3 m² hall with access to two guest WCs and the 4 m² laundry room, leading into the 26 m² kitchen, which also connects to the 47 m² dining room at the back.



A second entrance opens into an 18 m² corridor, mainly used for storage, with stairs down to the 48 m² cellar and a door through to the kitchen. Guests also enjoy their own 36 m² family room overlooking the garden, with access to both the dining room and the owners' lounge.

From the dining room, French doors open to the 60 m² terrace, where guests can enjoy breakfast outdoors. The garden features a green lawn and a palm tree, with at its centrepiece the 7 x 14 m swimming pool (1.75 m deep), surrounded by sunbeds and fully fenced for safety. Beyond the pool, a small outbuilding contains a WC, shower and storage space, while to the right is a pétanque court.

Up the elegant wooden staircase, the fi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39713CYV11

COMPLETE FILE AND PHOTO ON REQUEST

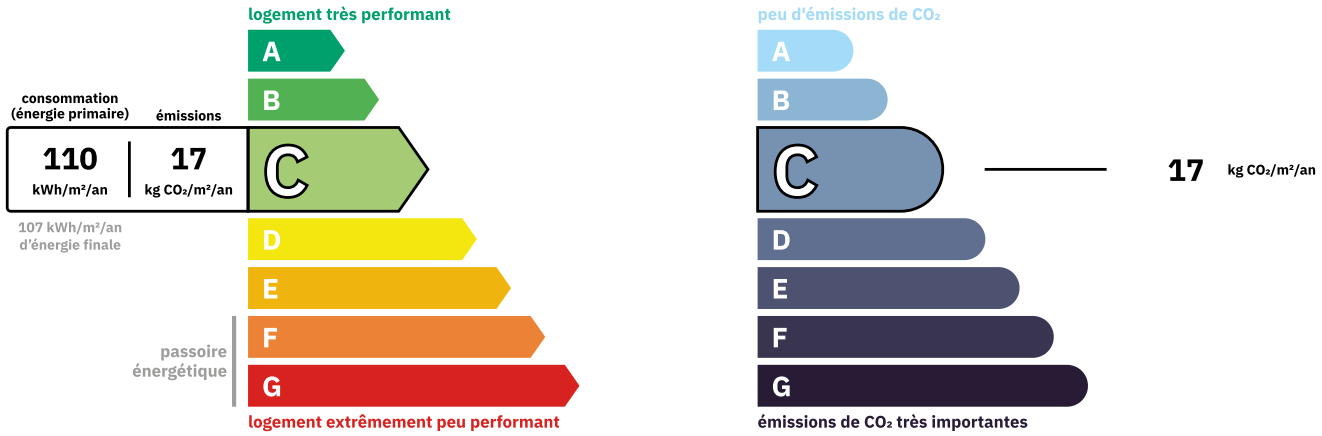
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4130 € and 5630€ for 2023

NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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