

A Strategically located Boutique Hotel in the Internationally Renowned Jazz Festival town of Marciac



€ 895.000 fai

FCH1005

This strategically located Boutique Hotel is situated in the small Bastide town of Marciac, internationally known for hosting one of the most important Jazz festivals in the world. Since its launch in 1978, the Maricac Jazz festival has hosted many internationally renowned musicians such as Stan Getz, Dizzy Gillespie, Nina Simone, Norah Jones and Ray Charles as well as attracting over 200,000 visitors to its annual three-week extravaganza. During the rest of the year, Marciac is a bustling little town with art galleries, artist's studios, cafés, restaurants and shops surrounding its central market square. The town is home to an excellent music school and hosts numerous music, dance and theatre performances as well as its traditional Courses Landaises which dates back to the 1850s.

The current owners have invested over two million Euros in restoring and transforming this classic Manor House into an immensely appealing 13-bedroom Boutique Hotel with its indoor pool and spa facilities, conference centre and private licensed bar.

Accommodation in the main hotel is offered over three floors. The main entrance opens into a large reception area which leads into the hotel lounge with its equipped bar and attractive fireplace. Adjacent doors lead outside onto two enclosed terraces, ideal for summer evening aperitifs. The hotel's private Spa, with its aqua-jet (counter-current) swimming pool and Jacuzzi; steam room, sauna and treatment room can be accessed from both the hotel lounge for resident guests, and via the rear

courtyard for non-resident clients. A separate building offers conference facilities for up to 25 guests with kitchen and utility facilities. This area would serve equally well as a self-contained guest cottage or for a resident managing caretaker. Two large wheelchair friendly guest suites complete the ground floor accommodation.

The first and second floors are accessed via a lift or the main staircase which rises from the entrance reception. The first floor offers five individually designed guest bedrooms with beautifully appointed ensuite bathrooms. The second floor offers a further six guest bedrooms.

This exceptionally presented hotel offers a perfectly opportunity for someone looking for a turn-key hospitality venue to host business, or well-being, seminars within a stone's throw of Marciac, in one of the most attractive areas of southwest France! Viewing is highly recommended to appreciate the level of financial investment injected and the numerous opportunities this property could offer.

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

Property Features

Additional Information

| | | | |
|--------------------------|--|------------------------------|----------------------|
| Habitable Space : 800 m² | No of Rooms Total : 17 | No. Reception Rooms : 4 | No. of Bedrooms : 13 |
| Bathrooms : 13 | Shower Rooms : 0 | W.Cs : 14 | Utility Room : Yes |
| Tax Fonciere : € 4000.00 | Heating : Reversible Air-Conditioning | Hot Water : Electric & Solar | |

Construction

| | |
|---------------------------------|-------------------|
| Year : Renovated in 2015 | Type : Commercial |
| Roof : Tiled. Re-Roofed in 2015 | |

Services

| | |
|--------------------------|-------------------------------|
| Tele / ADSL : Yes | Drainage : MAINS DRAINAGE |
| Glazing : Double Glazing | Eco Features : Double Glazing |

Grounds

| | |
|--|--|
| Land Area : 1200 m² | Boundary : Enclosed |
| Terrace : Yes two | Garden Well : No |
| Garage : No | Car Port : Parking for 8 cars in the front courtyard |
| Swimming Pool : Indoor 6m long with aqua-jet | |
| Outbuildings : Spa | |

Ancillary Buildings

For Further Information, please contact.

Joanne Davey

French Character Homes
Telephone: +33 (0)5 59 12 28 13
Mobile: +33 (0)6 77 70 21 98
sales@frenchcharacterhomes.com
www.frenchcharacterhomes.com

Document non-contractuel Mandat 2306 1005

S.A.S. French Character Homes

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris