

## Exquisite Luxury Hotel Particulier in the Heart of Historic Cathares Village

Ref: R105

**1,400,000  
EUR**



**Investment type :** For sale

**Property type :** B&B

**Bedrooms :** 8

**Hotel area :** 650

**Price in Euros :** 1,400,000 EUR

**Price in US Dollars :** 1,505,376 USD

**Country :** France

**Condition :** Turnkey



Experience the epitome of refined living in the heart of the picturesque village of Mirepoix, France. Welcome to this astounding estate in the heart of this popular Cathares village, an enchanting boutique bed and breakfast nestled within an elegant mansion dating back to 1666. This exquisite property offers a harmonious blend of Relaxed Elegance and Rich Heritage, situated against the backdrop of the stunning Pyrénées Mountains.

Indulge in the allure of this intimate enclave, reminiscent of both a distinguished British club and a chic Parisian salon. Set against a backdrop of cosy ambience and subtle lighting, the bar is your haven for exclusive gatherings, private discussions, and unexpected connections. The serenity of the terrace and patio, offer peaceful retreats cocooned by vibrant greenery. Each area presents its own ambience, bestowing moments of tranquility and revitalisation in a setting that is truly one-of-a-kind. Seize this chance to acquire a home that seamlessly blends relaxation, sophistication, and the splendour of nature, all in perfect harmony.

Immerse yourself in the allure and timeless elegance of a bygone era as you step into the historic estate. This meticulously restored mansion embodies the spirit of a time-honoured past while seamlessly integrating modern comfort. Boasting 8 beautifully appointed, luxury suites and rooms, each featuring high-quality king-sized beds adorned with sumptuous linens. Ensuite baths beckon with full tubs, double sinks, and granite countertops. Every room exudes an unmistakable air of sophistication. Revel in the ambience and captivating space of the formal dining room, where the warm embrace of the fireplace meets the grandeur of floor-to-ceiling windows. The intimate cocktail bar invites you to unwind and indulge at your leisure. A formal library and spacious yoga room offer serene spaces for contemplation and rejuvenation.

With a variety of secluded luxury spaces including the "Ancienne Cuisine" with its historic fireplace and the elegant "Salon Claudel" that accommodates up to 10 guests, you'll find the perfect setting for gatherings and entertaining of all sizes. A front courtyard provides an enchanting backdrop for al fresco dining from spring through to autumn. Indulge in the exclusive comforts of the primary owner's suite, boasting a separate entrance, private access to the kitchen and ground floor. Immerse yourself in luxury with the inclusion of a private spa/massage room, while taking your living experience to the next level by enjoying the benefits of a dedicated private office and conference space.

Gourmet indulgence at it's best, is the only way to describe the open kitchen which seamlessly connects to a private enclosed pool and dining area, creating an oasis of culinary delight. Savour your own, or local delectable creations while basking in sun-drenched splendour.

Medieval Charm and Enchanting Surroundings:

Experience the historic oasis and allure of Mirepoix, a captivating medieval town that has been a cultural gem for centuries. Explore the arcaded market square and the awe-inspiring Cathedral of St. Maurice, testaments to the town's rich heritage. Mirepoix offers a vibrant local culture and tapestry of quintessential French experiences, from charming cafés to artisanal shops and bustling open-air markets, such as the legendary Monday market that brings the town to life.

Beyond Mirepoix you will find a gateway to discovery as the region unfolds in grandeur, revealing UNESCO World Heritage sites like the Carcassonne fortress city and the marvel of the Canal du Midi. Explore the cathares castles perched high above, each telling a story of resilience and beauty.

Your Serene Escape Awaits you! The Estate's 6 indulgent suites are uniquely designed rooms that blend modern comforts with old-world charm. Elevate your life with the touch of luxury as you savour modern amenities like central air conditioning & heating, top of the line kitchen, lift, new pool, massage & yoga spaces. Envision yourself ensconced in the historic splendour & elegance of parquet floors, ancient fireplaces, ornate furnishings, and timeless wooden doors. Immerse yourself in an atmosphere of tranquility and refinement.

Nestled within these walls, you have the opportunity to create cherished memories for your family that will echo through time. Whether it's celebrating milestones, gathering loved ones, or simply basking in the beauty of everyday life, this estate provides the perfect canvas for unforgettable moments. Discover the epitome of sophistication in a property that encapsulates the essence of living well, where every corner echoes with whispers of history and luxury.

Welcome home to your family's living heritage, a true masterpiece in the heart of the South of France, where the past and present converge to create a legacy of enduring joy and treasured memories for your family.

#### Property History:

Welcome to an extraordinary residence steeped in rich history. This captivating property, dating back to 1666, encapsulates the enduring allure of time. Originating with Pierre Rouanet, a revered priest and canon, a two-storey dwelling emerged, graced by an enchanting covered courtyard and flourishing garden. Evolution saw the thoroughfare transition from rue Comamel to rue Courfanel, now rue Maréchal Clauzet.

1742 marked a pivotal turn with the arrival of Dominique Malroc, Seigneur of Lafage, Aude. His opulence, nurtured through astute iron trading from Rancié mines, elevated the residence to architectural marvel. Adjacent to this abode stood Paul Rives, a prominent local merchant.

In 1781, Guillaume Malroc emerged, ascending to prominence. As judge and council member, his journey culminated as Mayor of Mirepoix (1791-92), embodying resilience amid tumultuous times.

1800 saw Guillaume's passing, Marianne Malroc's era dawned. Artisanal traditions continued with Jean François Cammas in 1804.

1827 welcomed Paul Rolland, a prosperous comb manufacturer, uniting esteemed families through marriage.

Over time, the residence embraced Belgian refugees during WWII (1940), while 2003 saw rebirth as Relais Royal, a renowned hospitality haven.

2023 marks a fresh chapter. Emerging from pandemic challenges, it evolves into a lavish B&B, preserving its heritage. Amidst historical streets, this transformation offers refined experiences.

Welcome to an exquisite estate in the heart of the South of France, where timeless elegance meets modern luxury. As we embark on a tour of this heritage legacy property, let's start by exploring the room dimensions that define its unique character and charm. Each room is a testament to meticulous design and a harmonious blend of old-world sophistication with contemporary comfort.

#### Ground Floor:

Front 100m<sup>2</sup> Courtyard.

Elevator.

Breakfast/Small Conference Room with Open Fireplace and Wine Cellar.

Bar / Library looking out onto the entry courtyard.

Grand Dining Hall

Back Office Area

Restaurant Quality Kitchen with Expansive Windows looking out onto the over Courtyard with 6x3m In-Ground Pool.

2 Guest Bathrooms

2nd Elevator

#### First Floor:

Accessible via the grand formal entryway stone stairwell, elevator, or back stairway.

Bedroom 1 + 2 + 3 and all with Ensuite Bathroom.

Left Wing:

Primary Double Suite: Bedroom + Salon + Bathroom

Back of the Building: Storage Room, Utility Room, Laundry Room, Terrace

Second Floor:

Accessible via the grand formal entryway stone stairwell, elevator, or back stairway.

Right Wing:

Bedroom Suite + 1 Bedroom + Livingroom/Salon, bathroom, laundry area

Three Additional Bedroom & Ensuite Bathroom Suites

Left Wing:

Double Primary Suite with Bedroom, Ensuite Bathroom, Livingroom/Salon, Second WC.

All Ensuite Bathrooms Equipped with Soaking Bathtubs and Showers.

Disabled access.

In summary, this property offers a unique blend of historic charm, luxurious living spaces, versatile entertainment areas, modern amenities, and a prime location in a picturesque French town. It's an opportunity to own a piece of history and create lasting memories in a timeless setting.

PLEASE NOTE IN FRANCE: AGENCY FEES ARE PAID BY THE BUYER.