



Character House And Converted Barn With 7 Bedrooms, Terraces And Pretty Courtyard.,

11100, Aude, Occitanie

* For Sale * 7 Beds * 4 Baths

In the heart of the village, renovated character house and converted barn, offering about 250 m2 of living space with 7 bedrooms, 4 bathrooms, garage, terraces and pretty courtyard/garden. Interesting revenues. Property feat

€269,500

Ref: BN328900E

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French Entrée 

Property Description

In the heart of the village, renovated character house and converted barn, offering about 250 m² of living space with 7 bedrooms, 4 bathrooms, garage, terraces and pretty courtyard/garden. Interesting revenues.

Property features:

Commercial

Immediately habitable

Reduced price

City/town/village centre

Includes one or more Gites

House

Property Details:

In a lovely village on the banks of the river Cesse with all amenities and restaurants, at 20 minutes from Narbonne and motorways, 40 minutes from Carcassonne and beaches.

In the heart of the village, renovated character house and converted barn, offering about 250 m² of living space with 7 bedrooms, 4 bathrooms, garage, terraces and pretty courtyard/garden. Interesting revenues.

Main house

Ground = Entrance hall of 3m² + lounge of 14.8m² with marble fireplace + fitted kitchen of 17.5m² (upper and lower elements) with door to summer kitchen + corridor of 3m² with storage room and door to garage + shower room of 3m² (shower, hand basin and WC).

1st = Original staircase to landing of 13.3m² + bedroom of 10.6m² + bedroom of 12.3m² + bedroom of 14.7m² + 2 bedrooms of 9.4m² each + living room of 14.4m² with marble fireplace and door onto terrace + bathroom of 5.3m² (shower, hand basin and bidet) + separate WC of 2m².

Exterior = Summer kitchen of 9m² + private dining area of 15m².

Converted barn

Ground = Open plan living room of 52m² with fitted kitchen (oven, hob, dishwasher, extractor), pantry, sitting room with log burning stove and large sliding glass double doors onto terrace and garden + cloakroom of 3m² with hand basin, WC and storage area.

1st = Landing of 2m² + bedroom of 17.8m² with ensuite bathroom of 7.3m² (shower, hand basin, WC) and sliding glass doors onto veranda + bedroom of 16m² with ensuite bathroom of 6.3m² (shower, hand basin, WC and storage cupboard) and sliding glass doors onto veranda + veranda of 17 m² (the length of the facade).

Exterior = Pretty courtyard/garden of 75m² with wooden terrace + garage of 36m².

Sundry = Electric heating in the main house + reversible air-conditioning system and solar water heater in the barn + main house let for around 900€ per week in the high season + property tax of around 2000 €.

Price = 299.000€ (Character house and converted barn with pretty courtyard in an appealing village)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual

official rate.

Gallery

