



Character House,

11200, Aude, Occitanie

€735,000

Ref: 2230

* Available * 1 Bed * 1 Bath

Enclosed park 1215m² containing two modern villas, the owner's house used partly as B&B and the second house used as 2 gites. 450m² in total, 8 bedrooms, large swimming pool, several...

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French Entrée 

Property Description

Built in 1940 the property is located in the greater Carcassonne area, Languedoc Roussillon, Occitanie, South of France. These architectural villas are of high standard, apart from the private quarters the main house is used as B&B, the other house in the park has 2 self-contained gites. The park with its old trees, the Mediterranean garden, the swimming pool and the different terraces complete this property. Everything is ready to carry on the previous activity if necessary. Visit is a must!

Description of the property The property offers 450m² of living space

Main house Ground floor: Sitting room 26m², passage 9m², open space 8m², kitchen 24m², back kitchen 16m², laundry and boiler room 6m², dining room 40m², winter garden room 10m², office 11m², WC 2,5m², staircase 4m².

1st floor: Various open spaces 26m², bedroom 1 17m², bathroom 8m², WC 1,5m², terrace 2,5m², bedroom 2 14m², bedroom 3 17m², bathroom 10m², bedroom 4 16m², passage 4,5m², bathroom 6m², terrace 3,5m².

Park house Gite 1 1st floor: Sitting room 17m², kitchen 21m², passage 2,5m², bedroom 5 15m², bedroom 6 17m², bathroom 7,5m², terrace 2m², attic 10m².

Gite 2, ground floor: Sitting room 24m², kitchen 21m², passage 4m², bedroom 7 15m², bedroom 8 14m², bathroom 7m², dressing 2,5m², terrace 14m².

Outbuilding 2 garages 29m² and 30m², wine cellar 15m², garden shade 5,5m², summer kitchen 4m², pool house 3,5m².

Swimming pool 9m x 5m, tiled with terrace around.

Ground Approximately 1215m², Mediterranean garden swimming pool side and main house side lawn with old trees and several eating-places shaded on the various terraces depending on the heat of the sun, BBQ area.

There is parking for several cars.

General Condition The property is in a good order and can be lived in straight away. Double-glazed on most of the openings. Fuel central heating system and reversible air conditioning. A nice fireplace is situated in the sitting room.

Comments This property is situated on the edge of a village with all commodities, a short distance from the Canal du Midi. Daily shopping is five minutes away of the market town. A property with a warm feeling as soon as you enter the front door. This would be perfectly suitable as a large family home or to carry on the business of holiday home and gites. Ideally situated with easy access to various regional airports, railway system and motorways.

Gallery

