



10 Bedrooms - Generate an Income in the Languedoc,

11270, Fanjeaux, Aude, Occitanie

€535,000

Ref: AF23679

* 10 Beds * 3 Baths * 395m²

Located tucked away 35 mins south of Toulouse and close to a pretty village is this beautiful property for sale offering 395m² of living space and numerous possibilities, divided as it is into 3 sections.

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French Entrée 

Property Description

Located tucked away 35 mins south of Toulouse and close to a pretty village is this beautiful property for sale offering 395m² of living space and numerous possibilities. This superb building is divided into three sections and is set in a tranquil, natural setting on 1.3 hectares of grounds. No more than two sitting rooms, two kitchens, 10 bedrooms, three bathrooms, two washrooms, a study, a barn and workshop will be yours to enjoy. Enormous potential for your new life in the south of France.

If you have a chambres d'hôtes project, this home is ideal with its 10 bedrooms where your clients can enjoy the local produce and natural, calm environment. The house is divided into three distinct sections.

The first part is the current dwelling (the furthest west) and enjoys a study and a workshop on its ground floor. Upstairs is a splendid 53m² sitting room with vaulted ceiling and a glass facade allowing maximum natural daylight and giving a loft-style aspect to this home. Next is a 14.5m² kitchen with lots of storage space and a 15m² master bedroom suite with private, 7m² bathroom and separate toilet. A 28m² mezzanine overlooks the sitting room and adds a relaxing touch to this already splendid area with a further two bedrooms (10m² & 17m²) and a washroom.

The second section has, on its ground floor, a barn space to exploit, with upstairs three rooms to renovate for a surface of 70m² as well as five bedrooms and a bathroom to finish on the second floor. This section links to the other two and creates enormous potential to develop.

The third section is the current gîte or chambre d'hôtes section (the furthest east) and has a 25m² pretty and charming sitting room on its ground floor with access to a private terrace. Continuing on is a 12m² kitchen and a bathroom. The first floor has a 15m² bedroom whilst the second floor has two bedrooms (10m² & 12m²) and a bathroom and toilet.

Heating is provided by electricity with underfloor heating in the big sitting room. Windows are PVC or aluminium-framed and partially double glazed. The roof is covered in tile and insulated with 200mm of glass wool. The property is served by a septic tank system.

This property has enormous potential and its high quality finishings will allow numerous projects to be envisaged. Tastefully decorated, this home is nestled in the countryside with splendid trees and grounds of 1.3 hectares, isolated from the outside world. A previous venture yielded 20000 euros per annum, more information available on request.

You will be near to a village with all commerce and road transport links, 15 mins from a train station, 35 mins from Toulouse, 45 mins from Toulouse airport, 1h from skiing, 1h30 from the Mediterranean and 2h30 from the Atlantic Coast.

Gallery

