



Character House,

11400, Aude, Occitanie

€470,000

Ref: 2438

* Available * 4 Beds * 1 Bath

Fully renovated 4 bedroom farmhouse, furnished kitchen, attached barn 160m², convertible into Gîtes or B&B, set in 5994m² of park and grassland, quietly situated at the edge of a village,...

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French Entrée 

Property Description

The property is situated at the edge of a village, in the area of Castelnaudary, Languedoc, Occitanie, South of France. The main house, South facing, has recently been renovated and comes with a fully furnished kitchen. The stone barn of 160m² could be converted into several gites or an B&B, subject to planning permit. Part of the land is suitable for chalets and tents. The property therefore has a substantial potential for a flourishing gites and-or B&B business. The barn is actually used for horses. Description of the building The farmhouse has a total of 241m² living space. Ground floor 125m² open, fully equipped kitchen 44m² with large dinner facility; open lounge 44m²; a second lounge 31m² and bathroom which could be used as ground floor en-suite bedroom. First floor 116 m² a mezzanine, 4 bedrooms 22, 21, 13 and 9 m². Bathroom. The small bedroom could be easily converted into a bathroom to become en-suite. Outbuildings Attached to the house, large stone barn 160m², possibility to create a 1st floor ; utility room Grounds Around the house a small park; the remaining is grassland, where some horses graze at the bottom end. Also very convenient for a couple of wooden chalets and tents/yurts. Ample room for a swimming pool. General condition The house is in very good condition, ready to move into. Central oil heating. Double glazing. Mains water and sewage. Comment A very pleasant house for a family's main residence. Promising potential for a gite and-or B&B business due to its excellent location between Carcassonne and Toulouse, both with their international airports. Not far from the Mediterranean sea, the Pyrenees with the skiresorts and Spain.

