



Villa, Bungalow,

11000, Aude, Occitanie

€795,000

Ref: 1916

* Available * 1 Bed

Modern property running luxury B&B with 5 en-suite bedrooms, business included, private owner's accommodation with 2 bedrooms, total living space 313m², fenced grounds of 4219m²,...

Property Description

This modern property built in 2011 is situated on the outskirts of a village in the greater Carcassonne area, Languedoc Roussillon, south of France. Built on one level, it has the perfect layout for running a business yet still able to retreat to your own private area. From the central entrance hall there is the office, a large cosy dining room and a massage parlour. On one side of this area there are the 5 en-suite bedrooms for Bed & Breakfast rental and on the other side is the private owners' accommodation with a commercial kitchen. All the business is part of the sale. In the grounds there is a lovely swimming pool, Jacuzzi and several sunny terraces overlooking the garden and with lovely views.

Description of the property The property offers 313m² of living space on one level

Ground floor: Public side - Entrance hall 8m², Office 10m², Dining room 39m², Massage room 11m², WC 5m², Shower room 5m², Bedroom 1 16m², shower room 1 Italian style 6,5m², Bedroom 2 15m², shower room 1 Italian style 5,7m², Bedroom 3 15m², shower room 1 Italian style 6,2m², Bedroom 4 16m², shower room 1 Italian style 6,3m², Bedroom 5 16m², shower room 1 Italian style 6,2m², Utility room 18m². Private side - Commercial kitchen 21m², Back kitchen/Wine cellar 9,5m². Sitting room 24m², Passage way 3m², WC 1,7m², Bedroom 6 12m², Shower room 6 10m², Bedroom 7 12m², Dressing 7m², Laundry room 10m², Garage 43m². Outbuildings Large garden shed including workshop, wood reserve and garden store. Swimming pool 9m x 4m with winter & summer cover, tiled patio surround, shower, and Jacuzzi is situated nearby. Garden 4200m² of grounds laid to lawn principally situated at the rear of the house where the swimming pool is. Entrance gates at the front with a large parking area. The grounds contain fruit trees, olive trees, and various Mediterranean shrubs, flowers and plants.

General Condition This well built and stylish property is in excellent order and, being new, can of course be lived in straight away. The grounds and swimming pool area are well maintained and there is an automatic watering system. The Bed and Breakfast rooms are ready to be rented out. Heating system is by heat pump and an open fireplace. There is also reversible air conditioning.

Comments This lovely property with its private accommodation and income generated from the B&B rooms together with the restaurant, give the opportunity to carry on an existing and well established business. On the outskirts of a small village with a superb view, this calm and relaxing spot will enable your guests to discover the region and its history and close proximity the Mediterranean Sea. Easy access to railways, Airports and Motorway.

Gallery

