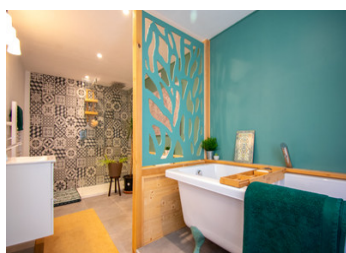
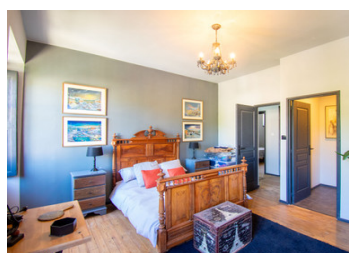


This beautifully renovated property offers a myriad of possibilities and is a great business opportunity!



INFORMATION

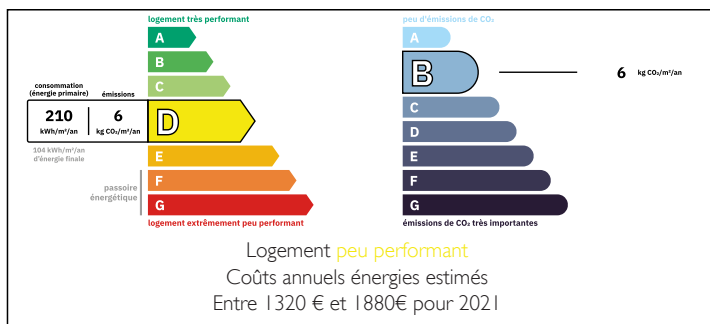
Town:	Axat
Department:	Aude
Bed:	7
Bath:	4
Floor:	379 m2
Plot Size:	200 m2



IN BRIEF

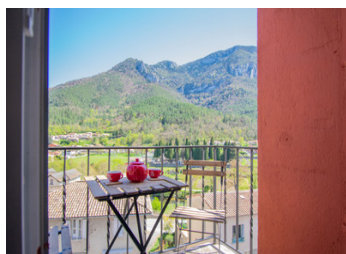
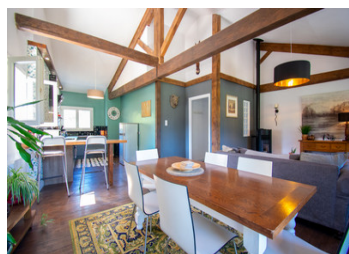
This grand property has been lovingly restored by the current owners to a very high standard, comprising of 4 apartments and 1 studio. The vendors had been running it as a successful rental business before deciding to relocate and they are happy to discuss the income potential with interested parties. Situated in the peaceful but lively town of Axat in the Pyrenees in the Upper Aude Valley, which is home to its very own tourist train that operates during the summer between Axat and Rivesaltes. Equidistant for the international airports of Carcassonne and Perpignan (approx. 1 hour drive) and a similar distance to the beautiful Mediterranean beaches and the Spanish border is 2 hours away! Axat boasts its own municipal swimming pool and the River Aude runs through the town, dubbed locally as the "Capital of white water..."

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The ground floor of the property has been renovated and has been deliberately left open plan to facilitate a number of different options from tea rooms/restaurant, yoga retreat/dance studio etc. Currently configured as entrance hall (17m²), large room (55.3m²), kitchen (32.7m²), storage apace (5.1m²) and toilet.

On the first floor is a large apartment of 76m², comprising of a kitchen/dining room (13.5m²), lounge (12.5m²), 2 bedrooms (15.7 & 14.9m²) and a bathroom (10m²). To the rear is a studio of 32.7m² with kitchen/living/bedroom area and bathroom.

On the second floor is a further apartment of 75.9m², consisting of an office (12.9m²), a large room (22.9m²), 2 bedrooms (14 & 12.4m²) and bathroom (5.9m²)

The third floor is an apartment of 80.2m² and configured as a kitchen (10.9m²), dining room (18.3m²), lounge (17.4m²), 2 bedrooms (11.9 & 13.2m²), shower room and separate WC.

Well established gardens to the front of the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1920 EUR

Taxe habitation: EUR

NOTES