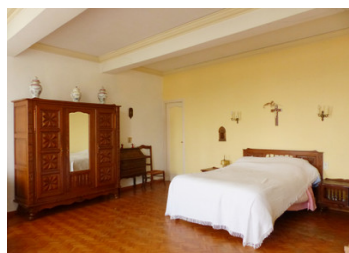


Great opportunity in the heart of Caunes. Spacious furnished house, ideal for B&B, with parking and garden.



INFORMATION

Town:	Caunes-Minervois
Department:	Aude
Bed:	6
Bath:	2
Floor:	232 m2
Plot Size:	623 m2

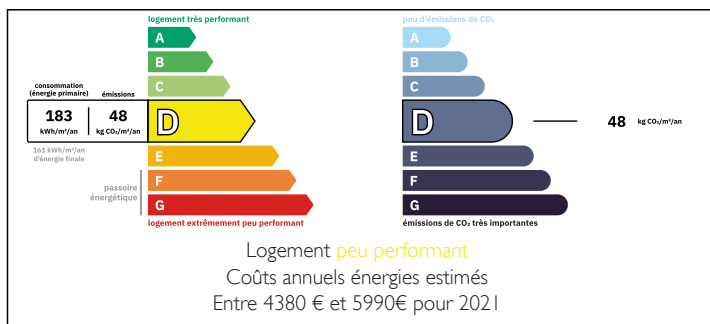
IN BRIEF

A lovely property, in a superb central location, offering so many options as a family home or chambres d'hôte. This spacious 6-bedroom house has been in the same family for over 50 years and now presents a great chance to modernise an impressive building in the centre of this popular village.

The accommodation includes living room, kitchen / dining room, 6 bedrooms and 2 bathrooms. In addition there is a large basement area and garage, 2 attic rooms for conversion and a former shop (currently rented and generating income). Sold furnished, including many period pieces.

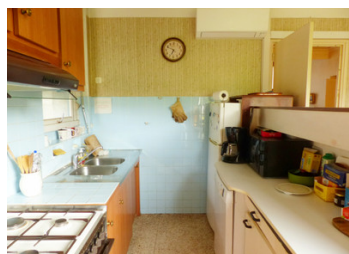
Private parking and garden to the rear. Shops and services within walking distance. Carcassonne only 25 minutes away by car.

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.



LOCAL TAXES

Taxe foncière: 3890 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

An imposing property, with an open outlook and views of the abbey, ideally positioned in the centre of this popular and thriving village. Habitable, with central heating and air-conditioning, but dated inside, the house is ready for a new owner to realise its full potential. The property is sold furnished.

The front door leads to an entrance porch and tiled hallway, with a period curved staircase linking all 4 levels of this extensive property.

To the right is the bright living room, with double windows to the front and a marble fireplace. This leads to the dining room and kitchen, with open views to the back. The kitchen is fully functional but would benefit from updating.

Also on the ground floor is the large former chemists shop, currently rented for storage of medical materials, no clients, and only accessed by the pharmacist 2 or 3 times a day, which generates a good income which more than covers local taxes each year. The tenant would be happy to continue the arrangement, but will end the lease if the new owner prefers.

This room could be reintegrated into the living space and would make a fantastic double aspect sitting room.

On the first floor is a large landing, 4 bedrooms, bathroom and cloakroom.

On the second floor are 2 more bedrooms, a shower room and 2 attic rooms that could be converted to bedrooms if desired.

The front bedrooms offer a view of the abbey, and the rear rooms look out over...