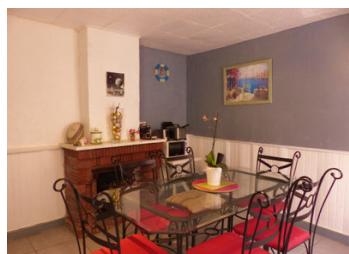


Two pretty village houses for renovation, close to Carcassonne. Work started. Great potential.



## INFORMATION

Town:	Bouilhonnac
Department:	Aude
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	0 m2



## IN BRIEF

A charming pair of village houses, partially renovated, and offering a variety of uses.

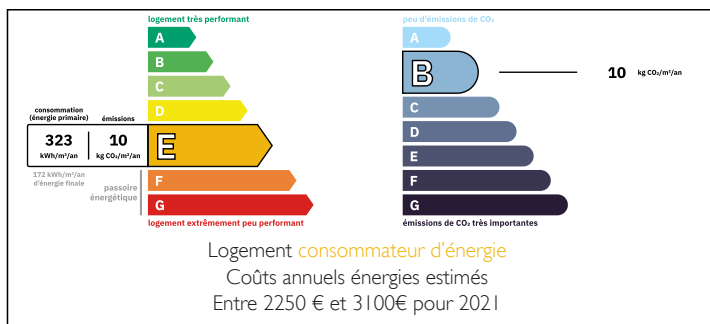
The current layout consists of a ground floor one bedroom apartment, and a separate 2 bedroom house above. Separate outbuilding for storage.

There are new double glazed windows, the roof has been made good and some interior changes have been made, including a new shower room. Further work on the electrics will be needed, new kitchens and bathroom, and redecorating throughout.

There are lovely view towards the medieval city from the top floor, and the village of Bouilhonnac itself is full of character and history.

Situated only 5 minutes from Trebes, on the Canal du Midi, 5 minutes from a large retail park, and 10 minutes from Carcassonne and all it has to offer.

## 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: 1000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A great renovation opportunity in a quaint Minervois village, these 2 old houses could be used as a family home with a rental property alongside, or maybe as 2 holiday rentals.

To the front of the building the ground floor property currently consists of a small kitchen, a shower room with WC, a large dining room with an open fireplace, a large sitting room with a wood-burning fire and an interior bedroom (no windows). It would be easy to amend the layout, to make better use of the space, and create a brighter bedroom.

The second property has a front door on the other side of the building. The accommodation comprises entrance hall, sitting room, study / bedroom 3, kitchen and shower room (new), with stairs to 2 further bedrooms on the top floor. There rooms have a superb view across the rooftops and countryside towards Carcassonne,

Across the road from the upper part is a 2-storey outbuilding providing useful storage space.

All-in-all this is a very spacious property, and with some work and imagination it could be a great investment. It is close to Carcassonne, but also offers the peace of village life.

Room sizes

House 1

Kitchen: 5m<sup>2</sup>

Dining room: 15m<sup>2</sup>

Sitting room: 16m<sup>2</sup>

Corridor: 4m<sup>2</sup>

Bedroom: 6m<sup>2</sup>

Shower and WC: 3m<sup>2</sup>

House 2

Kitchen: 9m<sup>2</sup>

Living room: 15m<sup>2</sup>

Study / Bedroom 3: 12m<sup>2</sup>