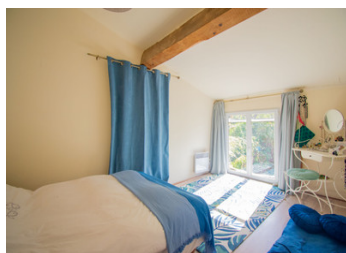


10 mins south of Carcassonne, one house divided in to 3 apartments, chalets for glamping, business potential



INFORMATION

Town:	Preixan
Department:	Aude
Bed:	8
Bath:	7
Floor:	245 m2
Plot Size:	1876 m2



IN BRIEF

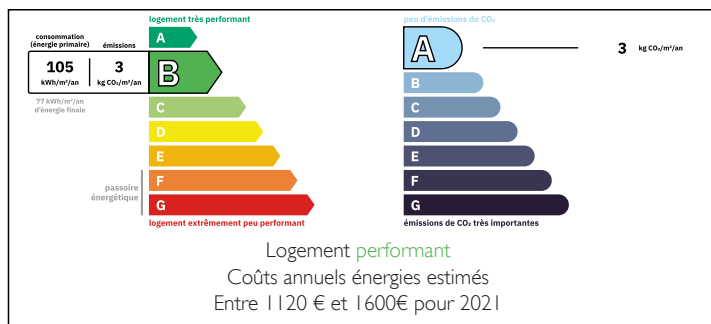
A Unique Property Near Carcassonne

Nestled just 10 minutes from the vibrant Carcassonne town centre and 15 mins to the airport, this unique property offers a charming and tranquil setting. Located in a picturesque village with necessary amenities, it provides a variety of accommodation types, private outdoor spaces, and stunning views.

Versatile Living or Business Opportunity

This property is perfect for a large family, boasting 8 bedrooms, or it can be transformed into a small business, having previously generated income from gîtes and chambres d'hôtes. The main house is currently divided into three separate dwellings, which can be easily converted back into a single house if desired.

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

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LOCAL TAXES

Taxe foncière: 1859 EUR

Taxe habitation: EUR

Flat 1: Street-Level Comfort

Access: Front of the property at street level.

Living Space: Open-plan fitted kitchen and living room with a cozy wood burner.

Bedrooms: Two double bedrooms, each featuring an en-suite shower room with WC.

Storage: Two 'caves' for ample storage.

Flat 2: Garden Views and Spacious Living

Location: Rear of the property, overlooking the lush garden.

Living Space: Large living room, dining room, and open-plan kitchen with a wood-burning stove.

Bedrooms: Three bedrooms.

Bathrooms: Two shower rooms with WC.

Outdoor Access: Direct access to a private terrace and gardens.

Flat 3: Two-Storey Retreat

Location: Rear of the property with views and access to terraces and gardens.

Living Space: Kitchen/dining room and living room with a wood-burning stove.

Bedrooms: Three bedrooms.

Bathroom: One shower room with WC.

Additional Feature: Staircase leading to the upper

NOTES