

Beautiful restored character home



INFORMATION

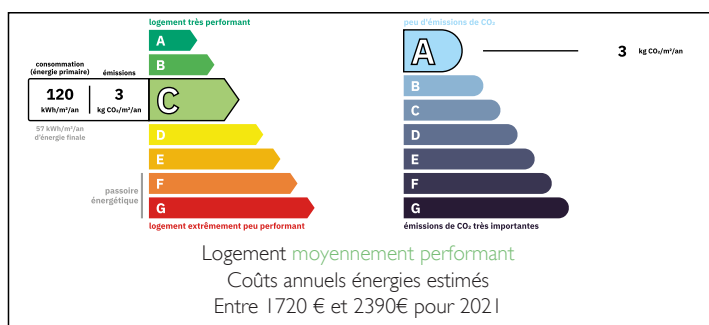
Town:	Ferrals-les-Corbières
Department:	Aude
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	35 m2

IN BRIEF

This character house, located in the heart of Ferrals-les-Corbières village, is ideal for a bed and breakfast business or a large family. It features 5 spacious bedrooms, 3 suites with en-suite bathrooms, and a large living space spread over three levels. The ground floor offers two separate entrances, one of which could be turned into a winter garden. The second floor can be reserved for the owners with 2 additional suites. Sold turnkey, including furniture and linen for 3 rental rooms. Close to shops and easy access to Carcassonne, Narbonne, and the motorway.

A perfect home for a large family or a tourism project.

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: 945 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of Ferrals-les-Corbières, this beautifully restored house offers great potential for a bed and breakfast business or for accommodating a large family.

The village, rich in history and activities, is situated halfway between Carcassonne and Narbonne, just 4 km from the Lézignan-les-Corbières motorway exit, providing easy access to all amenities and services.

House Features:

The house comprises 10 rooms, including 5 spacious bedrooms, and is spread over 3 levels. The ground floor has two separate entrances, allowing for a clear distinction between the guest areas and the private space of the owners. You will find a large entrance hall leading to an L-shaped kitchen and a living room. On the other side, a winter garden can be created to welcome your guests in a pleasant setting. An additional highlight is the 35 m² flower-filled outdoor reception area, perfect for greeting guests or enjoying the outdoors in a serene atmosphere.

First Floor:

This level is dedicated to hosting travelers, with 3 suites, each with its own private bathroom. Ideal for a bed and breakfast business, each suite offers comfort and privacy.

Second Floor:

Comprising 2 additional suites with private bathrooms, as well as a lovely living space, this floor can be reserved for the owners or used for other purposes, depending on needs.

Comfort and Amenities:

Reversible air conditioning for optimal comfort year-round

A traditional wood stove for a cozy atmosphere

Radiators and towel warmers

Double glazing on most windows

An Ideal Home for a Large Family:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr