

BACK ON THE MARKET! Large house in the center of the village with B&B or gite potential.



INFORMATION

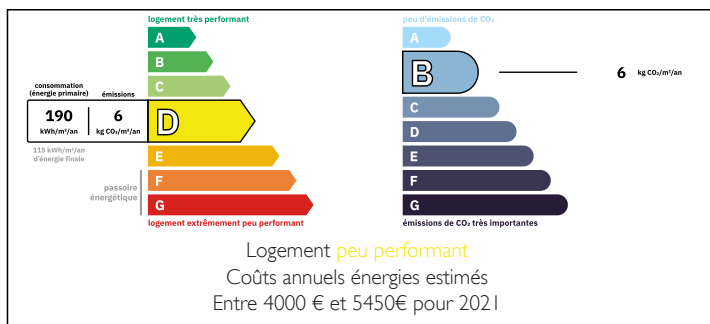
Town:	Chalabre
Department:	Aude
Bed:	8
Bath:	5
Floor:	422 m2
Plot Size:	255 m2

IN BRIEF

4 story house with commercial use possibilities on the ground level. The 2nd and 3rd floors are the residential home with an updated kitchen, living rooms and bedrooms with a terrace. The 4th floor is a separate living room with kitchenette, living room and 2 more bedrooms. Attached to the home in the back is another independent house or gite with 3 bedrooms, kitchen living room and dining room, and has access to the large terrace over the barn.



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 habitation: EUR

NOTES

DESCRIPTION

This village house enters from the center square or Halle. The village is a nice and lively town that has weekly farmers markets, a butcher, cafe, restaurant, hotel, Dr.'s office, epicerie, a language school and many associations and organizations that keep the members engaged and really creates a community. As you enter into the home you are met with a hall and stairwell, 2 rooms currently used as studios and storage rooms to the right, and a guest bedroom and bathroom to the left. This space can easily be made into a store front, or another residential space. It was once a Dr.'s office and waiting room.

I Entrance - (4.7 M2)

I Reception room (Gallery) - (16.5 M2)

I Reception room (back of Gallery) - (10.2 M2)

I Bedroom - (13.56 M2)

I WC adjoining bedroom, with cold-water sink only and macerating WC - (1.8 M2)

I Storage room - (16.9 M2)

I Staircase

I corridor - (8.6 M2)

On the first floor you find yourself in the heart of the home, the large recently renovated kitchen, with a fireplace, custom fixtures a butlers cabinet and a lot of storage space. This kitchen has large windows to appreciate the center square with, and a cozy fireplace which warms the central rooms all the way up to the top floor. Next to the kitchen is the sitting room and a library, which used to be the original small kitchen.

I Landing (5 M2)

I Reserve...