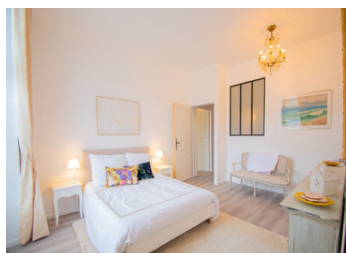
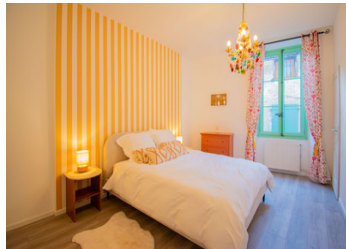


Stunning house in Alet-les-bains with the potential of B&B Garden and Garage. 10 mins from Limoux



INFORMATION

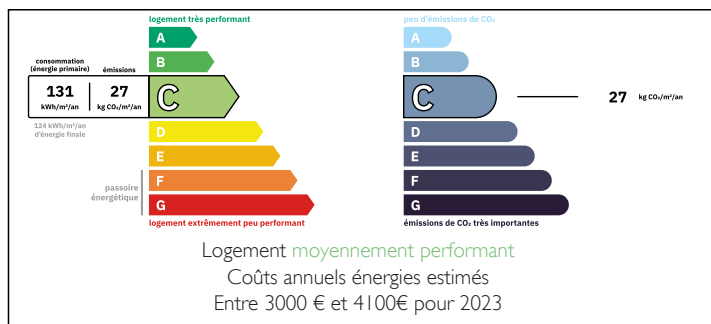
Town:	Alet-les-Bains
Department:	Aude
Bed:	7
Bath:	7
Floor:	261 m2
Plot Size:	300 m2



IN BRIEF

This beautiful house is fully renovated in the Centre of Alet Les Bains, 10 mins south of Limoux. There is no work that is needed in this beautiful house, move in ready for a family or if you wish to start a business opportunity.

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:	2600 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This stunning well renovated house in the centre of Alet-les- bains, great possibility for a B&B.

Top Floor (4 Bedrooms for Chambre d'Hôtes):
4 spacious bedrooms designed for guest accommodation.
A charming ambiance for a bed-and-breakfast or guesthouse experience.
Potential for ensuite bathrooms or shared facilities.

First Floor (Owner's Apartment):
3 bedrooms for the owner.
2 bathrooms for convenience and comfort.
A designated space for an office.
A meditation room for tranquility or a wellness-focused area.

Ground Floor (Living Areas):
Spacious open-plan living space that merges the kitchen, dining, and lounge areas.
Access to a beautiful garden with a summer kitchen — perfect for outdoor dining.
A laundry room for practicality.

Ground Floor
Open plan living- 50m²
Entrance Hall - 15m²
Garage- 20m²

1st Floor
Bedroom 1 - 13m² with ensuite 9m²
Bedroom 2 - 16m²
Bedroom 3 - 14.5m²
Shower room - 4m²
Office - 12m²

2nd Floor
Mimosa - 17m² shower 2m²
Muguet - 22m² Shower 1,7m²
Lupin - 20m² Shower 4,5m²
Pivoine - 18m² Shower 4,2m²

Garden