

Village house with 2 Apartments and 2 chambres d'hotes, available for immediate income.



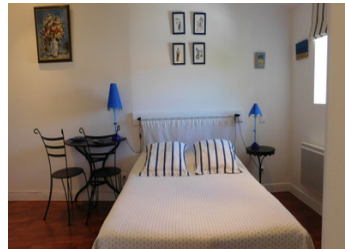
INFORMATION

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|-------------|------------------|
| Town: | La Digne-d'Amont |
| Department: | Aude |
| Bed: | 7 |
| Bath: | 7 |
| Floor: | 273.88 m2 |
| Plot Size: | 15 m2 |

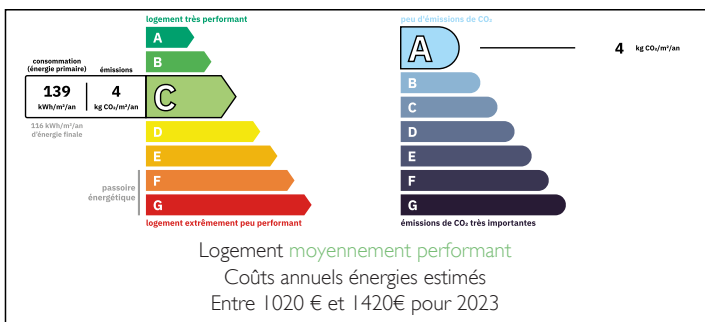
IN BRIEF

This is a unique village house with a lot of charm, and not much needed to be done.

The main house has a front terrace and a garage or additional storage space. The main house has a reception room, separate kitchen and the garage and cellar accessible in the back stairwell, which also is the access to one of the gites and the 2 Chambre d'hôtes. There is a separate entrance and address in this back stairwell as well. The bedrooms, bathrooms, and dressing rooms are over the 1st and 2nd levels of the main house. From the back door, guests can connect to a gite with kitchen, living room, bed and bathroom on the 1st level and 2 chambre d'hotels, each with a private bathroom, on the 2nd level. Also next to the back entry is the...

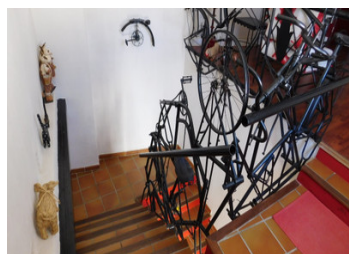


ENERGY - DPE



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

This property has the unique ability to earn income right away, or with slight modifications can create 3 independent homes. The gites and Chambre d'hôtes are recently updated with charm and modern amenities. One feature is the bike sculpture as the stairwell bannister which provides a unique and custom feature. The location of the gites provides a feeling of privacy to both the guests and owner of this property, and can provide immediate income. Currently one of the gites is a long term tenant with plans to leave with the owner.

This is a quiet village without many amenities, but it is about 5 kilometers to Limoux which has all amenities, the longest lasting Carnival, birth place of Blanquette, and easy access to airports, Carcassonne, Cathar country, and the Mediterranean. Toulouse and the international airport is about 1.5 hours away, and Carcassonne airport is about 30 minutes away. Do not hesitate to schedule a showing to discover this gem, or ask for the rental amounts provided by the seller.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2642 EUR

Taxe habitation: EUR

NOTES