

Former Wine Merchant's Residence, Hotel – B&B with Pool, 10 Beds & 10 Baths, in Canal du Midi Village



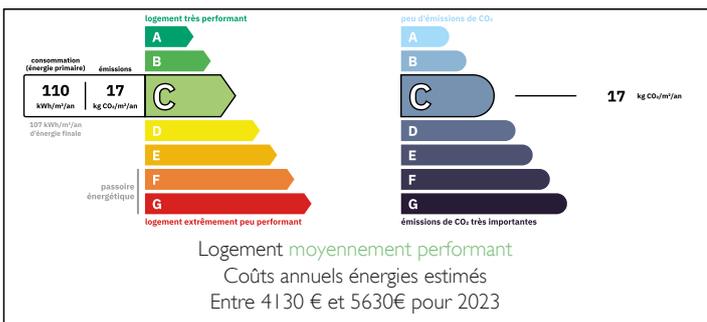
INFORMATION

Town:	Homps
Department:	Aude
Bed:	10
Bath:	10
Floor:	665 m ²
Plot Size:	876 m ²

IN BRIEF

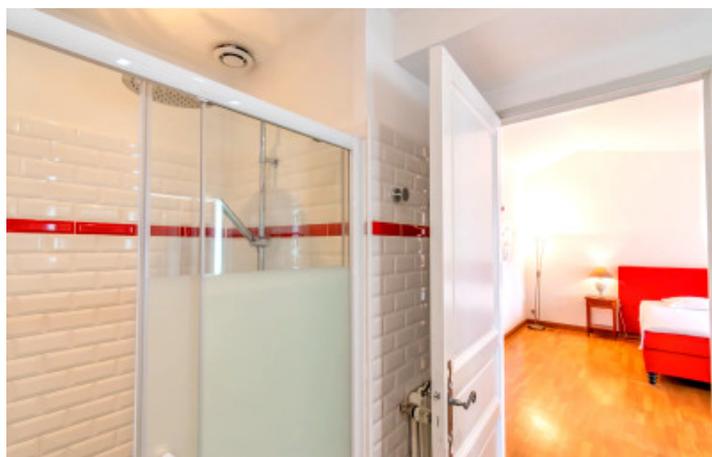
In the lively canal-side village of Homps, this characterful former wine merchant's residence, now a B&B, offers 665 m² of living space, a garden with a 7 x 14 m pool, terraces, pétanque court and garage. The ground floor features a 47 m² dining room, 36 m² guest lounge, 40 m² private lounge, 26 m² kitchen, laundry, office and foyer. Upstairs, 10 spacious bedrooms each have private bathrooms. A large terrace leads to the pool, complete with outbuilding offering WC, shower and storage. Technical features include gas central heating with 497 L boiler, hot water system, wood insert, fibre optic internet, and 9 kW solar panels (2023, approx. 12,500 kWh/year). Connected to mains drainage. Garage across the street (62 m²) provides useful parking and storage. Homps is known for its restaurants, wine estates and Lac de Jouarres, with...

ENERGY - DPE



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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

In the heart of Homps, a lively village on the Canal du Midi, stands this grand former hotel – now run as a spacious B&B. With its elegant façade, sweeping staircase, large reception rooms, garden with pool, pétanque court, terraces and guest lounges, it is the perfect opportunity for anyone dreaming of running a hospitality business under the southern French sun.

A tour of the property

Entering through the impressive foyer (32 m²), you immediately feel the grandeur of the house. To the left, a 40 m² sitting room overlooking the street, currently the owners' private lounge. To the right, a 6 m² office and a 3 m² hall with access to two guest WCs and the 4 m² laundry room, leading into the 26 m² kitchen, which also connects to the 47 m² dining room at the back.

A second entrance opens into an 18 m² corridor, mainly used for storage, with stairs down to the 48 m² cellar and a door through to the kitchen. Guests also enjoy their own 36 m² family room overlooking the garden, with access to both the dining room and the owners' lounge.

From the dining room, French doors open to the 60 m² terrace, where guests can enjoy breakfast outdoors. The garden features a green lawn and a palm tree, with at its centrepiece the 7 x 14 m swimming pool (1.75 m deep), surrounded by sunbeds and fully fenced for safety. Beyond the pool, a small outbuilding contains a...

LOCAL TAXES

Taxe foncière: **6000 EUR**

Taxe habitation: **EUR**

NOTES