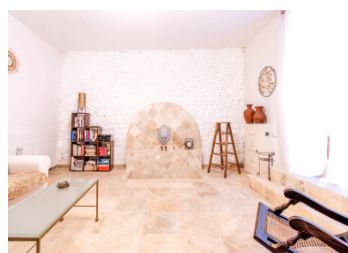
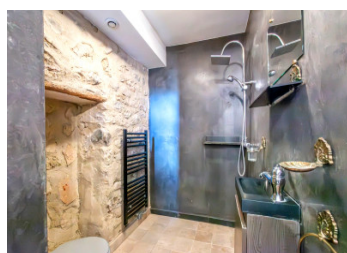
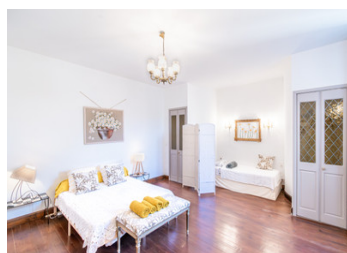
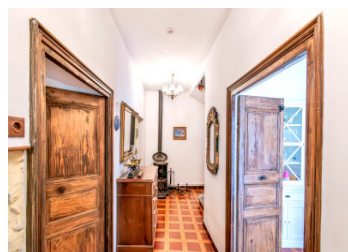


250 m character house with terrace, 5 en-suite bedrooms and B&B potential in Ferrals-les-Corbières



INFORMATION

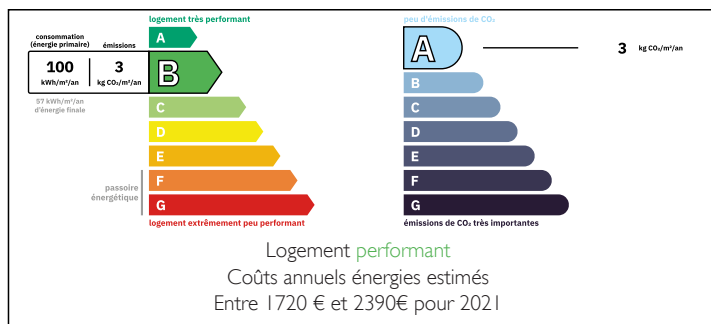
Town:	Ferrals-les-Corbières
Department:	Aude
Bed:	5
Bath:	5
Floor:	250 m2
Plot Size:	32 m2



IN BRIEF

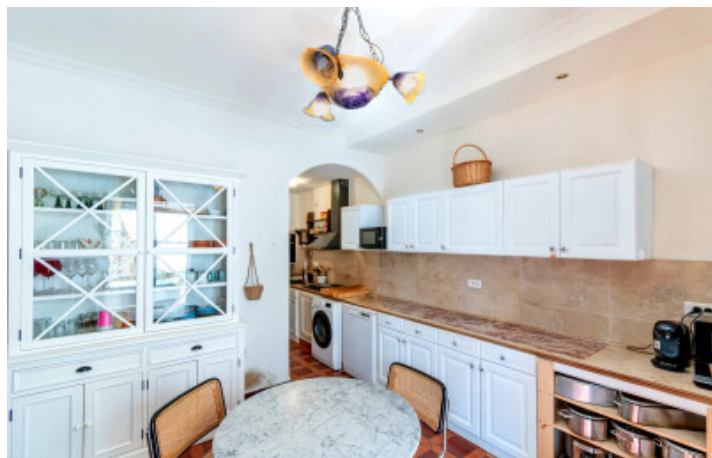
Located in Ferrals-les-Corbières in the Aude, this character village house dating from 1850 offers approx. 250 m² of living space, a private walled terrace of 32 m² and an ideal layout for a large family or boutique B&B. The spacious kitchen opens directly onto the terrace, while a versatile ground-floor room could become a breakfast, wellness or creative space. All 5 bedrooms have their own en-suite shower room, and a second living room with kitchenette provides a private owner's area. Already used for room-only guest accommodation, the property offers further income potential. Reversible air conditioning in the bedrooms, a wood-burning stove, electric inertia radiators and shops and restaurants within walking distance.

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

NOTES

DESCRIPTION

Located in the heart of Ferrals-les-Corbières, this character village house dating from 1850 offers approx. 250 m² of living space, a private walled terrace of 32 m² and five bedrooms, each with its own en-suite shower room. Its versatile layout makes it equally suitable as a spacious family home or a boutique bed-and-breakfast with a private owner's area.

A SPACIOUS CHARACTER HOME

The ground floor opens into a central hallway serving the main living areas. To the right, a generous kitchen opens directly onto the walled terrace through French doors, creating an inviting indoor-outdoor space for dining and relaxing. To the left, the main sitting room faces the street and features a decorative fireplace and elegant travertine flooring.

Beyond the sitting room are a guest WC and a distinctive split-level room, once known as the "fumoir" and now used as a relaxing lounge. It opens onto a small courtyard and features an unusual stone element resembling a basin. This flexible space could become a breakfast room, wellness or massage room, creative studio or playroom.

FIVE BEDROOMS WITH EN-SUITE SHOWER ROOMS

The first floor offers three bedrooms. One has a complete en-suite shower room with shower, washbasin and WC. The other two each have their own private shower room with shower and washbasin, complemented by a separate WC on the landing.

The second floor includes a fourth bedroom with its own shower room. On the same level, beneath a high sloping ceiling with exposed beams and a Velux window, is a...