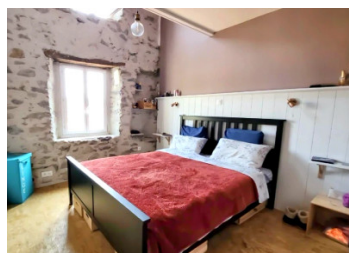


Spacious 5 bed/5 bath house with 3 lounges, 2 kitchens, 2 offices, workshop, garage, garden and 8m x 4m pool.



INFORMATION

Town:	Ginoles
Department:	Aude
Bed:	5
Bath:	5
Floor:	249 m2
Plot Size:	400 m2

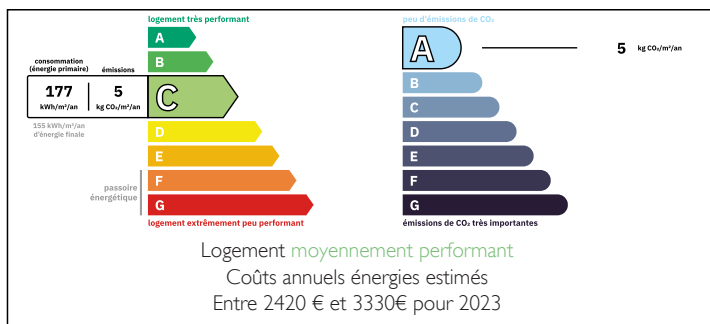


IN BRIEF

A tranquil oasis nestled in the heart of the bucolic Upper Aude Valley with panoramic views of the surrounding countryside. Ginoles is a picturesque hilltop village that is a part of the lively commune of Quillan (6 minute drive) with plenty of bars, cafes & restaurants. The region is a haven for nature lovers and those seeking outdoor pursuits such as cycling, walking, rafting and fishing, as well as offering a more laidback lifestyle of sunbathing at the lake or pool, wine tasting and long lunches set in a warm and temperate climate.

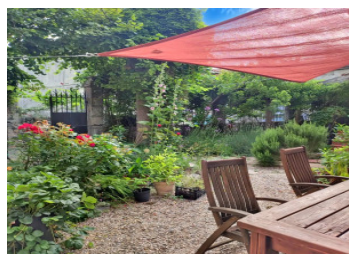
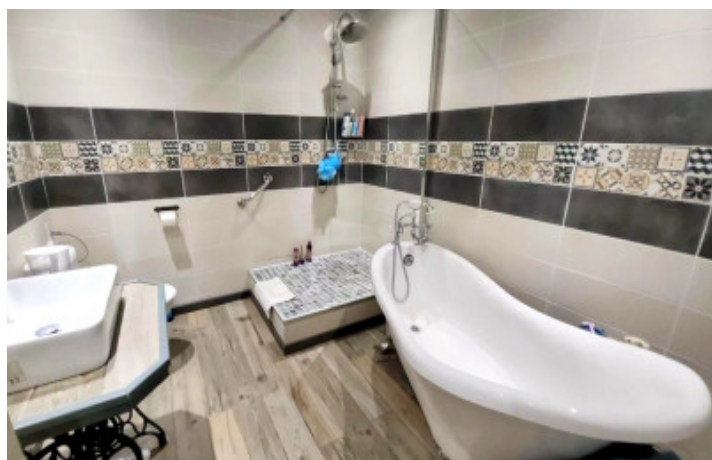
The village is located between the international airports of Carcassonne and Perpignan and is a 1h 30m drive to the Mediterranean beaches. The Spanish border and Andorra are a 2 hour drive and the nearest ski slope is a 45 minute drive. The region is famous for...

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

Offering immediate income potential, the current owners have been successfully running a guesthouse that also serves dinner for the past ten years.

This versatile property offers numerous possibilities for potential buyers. It comprises a main residence, the ground floor of which features a 32 m² living room with a wood-burning stove, a 24.75 m² dining room also fitted with a wood-burning stove, a 17.5 m² fitted kitchen, a utility room and a toilet.

On the first floor are two large bedrooms, each approximately 20 m², with en-suite bathrooms. This level also includes a utility room.

The property has a separate annex comprising two bedrooms of 10 m² and 11 m² with en-suite bathrooms.

There is also a separate flat comprising an open-plan kitchen/living-dining area of 25.5 m² with a wood-burning stove, a double bedroom of 18 m² and a bathroom of 7.5 m² with a freestanding bath. There are two rooms currently used as offices, measuring 4.5 m² and 7.5 m², a lean-to of 26.5 m², a garage of 29.5 m² and a workshop of 31.5 m² with a mezzanine.

The property also boasts two private parking spaces, a superb 8 m x 4 m swimming pool offering panoramic views, and extensive landscaped gardens.

Partially fitted with double glazing and electric radiators. New electrical and plumbing installations, with roof and wall insulation.

Don't miss the opportunity to own this turn-key bed & breakfast business, large multi-generational family/holiday home offering privacy for friends and family with spacious communal areas for socialising!

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES