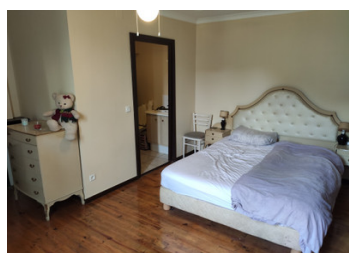


A very well renovated 7 bedroom, 6 bathroom house, with large garage and garden.



## INFORMATION

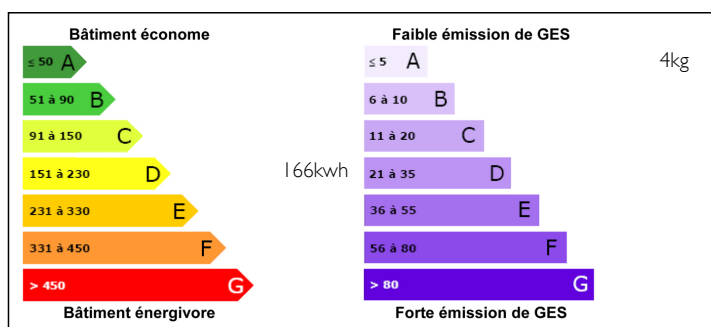
Town:	Belvianes-et-Cavirac
Department:	Aude
Bed:	7
Bath:	6
Floor:	295 m2
Plot Size:	2800 m2



## IN BRIEF

Located in a pretty and very friendly village, with amazing views of the local mountains and close to all amenities and less than an hour from 2 international airports, this house would make an ideal bed and breakfast/ chambre d'hôtes. The region is well known for outdoor sports like white water rafting, mountain biking, rambling, and you are less than an hour from the nearest ski slopes, and little over an hour to the beaches, However it could equally be a large family home.

## 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: 1900 EUR**

## NOTES

## DESCRIPTION

This very well restored house has been used as a bed and breakfast but would also be suitable as a family home.

The ground floor comprises an entrance hall leading to a living/dining room with fireplace and equipped kitchen; on the other side of the hall a large room (to be finished ) which could be a games room, library, another bedroom as it is already plumbed to have a bathroom fitted.

On the floor above there are 5 bedrooms, 4 with en suite shower rooms or bathrooms.

On the top floor there are 2 further bedrooms, one for handicapped people with a shower room, the other with also a shower room. All bathrooms are w.c. equipped. Also on the top floor there is a large communal living/dining room with open plan kitchen and bar area.

The whole house has been re-wired and re-plumbed to modern standards and profits from quality double glazing throughout. Heating is by fireplace or storage heaters.

Outside there is a shady dining area and BBQ and above ground splash pool with a garden that slopes down to the private entry where there is a private parking area. There is also a very large garage with mezzanine floor, which could be converted into a separate unit of accommodation.

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