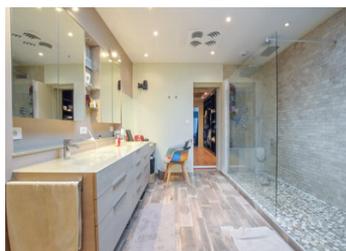
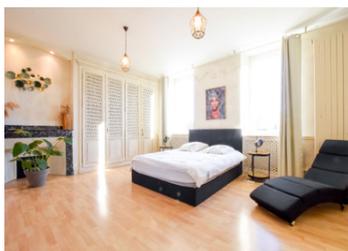


Stunning family home & gite and/or successful all year B&B & gite business. Swimming pool and secure grounds



INFORMATION

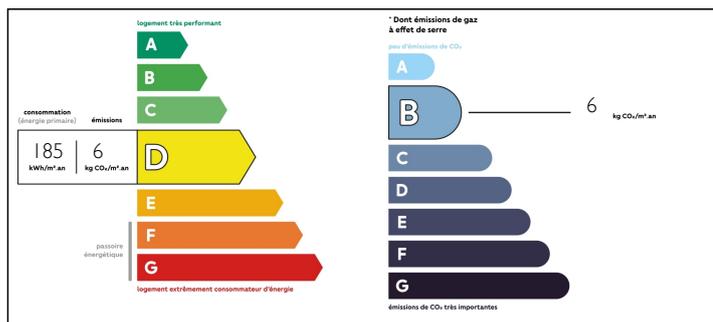
Town:	Ausson
Department:	Haute-Garonne
Bed:	9
Bath:	8
Floor:	625 m2
Plot Size:	2128 m2



IN BRIEF

If you are looking for a B&B and/or gite business and home - look no further. As the large electric large gates open, you will be immediately impressed by this beautiful renovated stone farmhouse, lovingly restored, retaining as many original features as possible and blending them into the contemporary design using high quality materials and fittings. The two houses have 9 bedrooms and 8 bath/shower rooms in total. There is a gated pool, jacuzzi, workshops, studio and 3 terraces. The owners have a successful, all year round, business (B&B accommodation and a fabulous private gite). Alternatively a family home with separate house for visiting guests. Please do look at the 360 ° tours below of each room and exterior. If you wish, I can offer you a virtual visit before visiting in person. Ski Information • 37 km (46 min) to Le Mourtiis Ski Station near St Beat • 40 km (41 min)...

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

Set in its own secure grounds, this wonderful home offers the potential for:

- * A family home and business (gite, apartment, chambre d'hote)
- * An extended family home - children, parents etc
- * Holiday home rental
- * Home with conference centre/flexible work stations
- * Home with cooking school, artist school etc

At the moment the property consists of the large farmhouse (home and B&B) plus a large separate gite. If you are looking for more business potential it would be possible to have 2 further apartments to rent:

- * The studio and the attic of the barn above could be converted into an apartment
- * The master suite (conversion in the barn) would make a stunning two or three bedroom apartment to rent also.

So a possibility of a family home (with B&B) and 3 rental properties.

There are many possibilities.

For details about revenue potential, please do not hesitate to contact me.

Everything is new – the original buildings have been completely renovated over the last 10 years.

As you enter through the electric gates you are in the courtyard garden at the front of the property. To the left is the barn renovation with an archway into the garden with jacuzzi and rear of the home.

Turn left and you will see the guest house, again completely modernised and the swimming pool with pool house (technical equipment).

LOCAL TAXES

Taxe foncière: 4601 EUR

NOTES