LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18461JTU66 Price: 480 000 EUR

agency fees to be paid by the seller

Magnificent 10 bedroom riverside house with large garden, swimming pool, views and a business opportunity.















INFORMATION

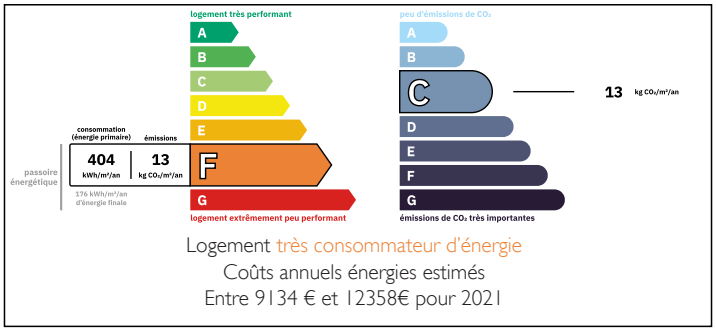
Town:	Fuilla
Department:	Pyrénées-Orientales
Bed:	10
Bath:	7
Floor:	377 m2
Plot Size:	7500 m2

IN BRIEF

The house is a true gem and is currently run as a successful B&B business, located on the edge of the fortified village of Villefranche de Conflent, a UNESCO World Heritage site dating back to 1098. With a serene location just 2 minutes from the centre of the village, surrounded by restaurants, cafes, artisanal shops

Overlooking the river and toward the mountains and Fort Liberia, the house offers views perfect for those looking for a great family home or in its current role as an income-generating property.

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.

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NOTES

DESCRIPTION

The current owners have created a successful B&B business with an estimated annual income of 86,000€ with further potential possible. The property is being sold fully furnished

Upon entering the property through private gates, you'll find well-kept gardens with mature trees and plenty of parking. The ground floor comprises a living room, a bright dining room with original features such as large windows, wooden décor panelling, and fireplaces. There is also a good-sized professional kitchen, The first independent apartment with its own entrance, kitchen, and living area, as well as 2 bedrooms and a bathroom.
The first floor offers four bright spacious bedrooms, each with their own ensuite bathrooms,

The second floor features another independent apartment with kitchenette, living area, 2 bedrooms, and a bathroom, while the ground floor has been fully renovated with taste into an independent studio with modern kitchen and living area, 2 bedrooms, and a good-sized bathroom and access straight out onto the garden which boards the river
Outside, the property boasts over 7500 m2 of land with private parking for guests and garden with a barbeque area, a 12m x 6m swimming pool with a spacious terrace. Originally built in the 1900s for a mining family, this property offers endless possibilities in a village rich in history and natural beauty.

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