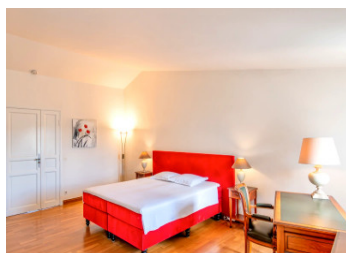
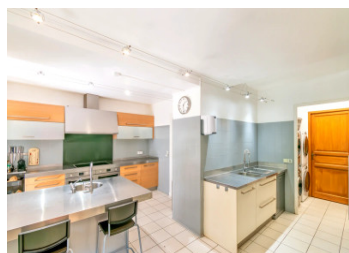
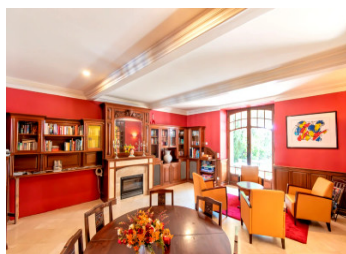


## Former Wine Merchant's Residence, Hotel – B&B with Pool, 10 Beds & 10 Baths, in Canal du Midi Village



## INFORMATION

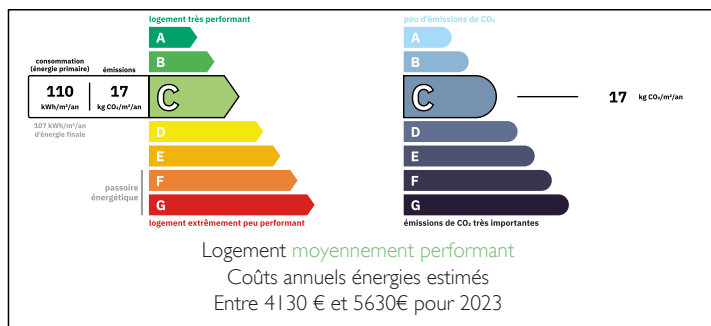
|             |        |
|-------------|--------|
| Town:       | Homps  |
| Department: | Aude   |
| Bed:        | 10     |
| Bath:       | 10     |
| Floor:      | 665 m2 |
| Plot Size:  | 876 m2 |



## IN BRIEF

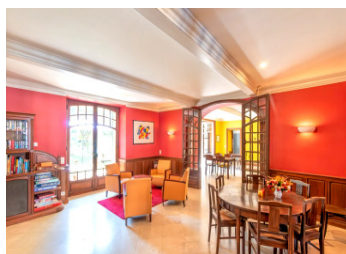
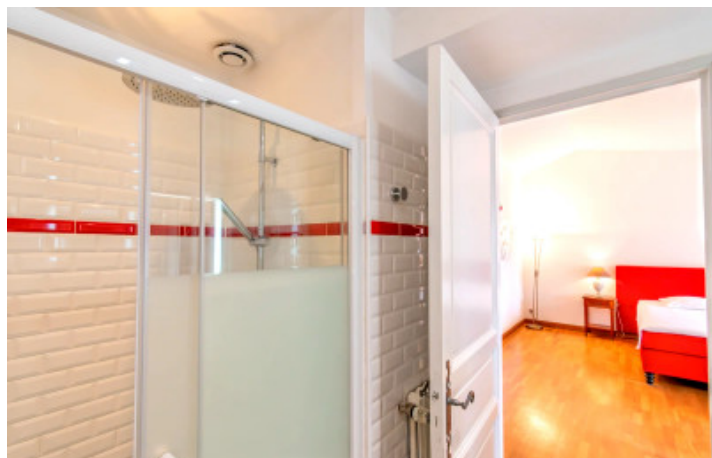
In the lively canal-side village of Homps, this characterful former wine merchant's residence, now a B&B, offers 665 m<sup>2</sup> of living space, a garden with a 7 x 14 m pool, terraces, pétanque court and garage. The ground floor features a 47 m<sup>2</sup> dining room, 36 m<sup>2</sup> guest lounge, 40 m<sup>2</sup> private lounge, 26 m<sup>2</sup> kitchen, laundry, office and foyer. Upstairs, 10 spacious bedrooms each have private bathrooms. A large terrace leads to the pool, complete with outbuilding offering WC, shower and storage. Technical features include gas central heating with 497 L boiler, hot water system, wood insert, fibre optic internet, and 9 kW solar panels (2023, approx. 12,500 kWh/year). Connected to mains drainage. Garage across the street (62 m<sup>2</sup>) provides useful parking and storage. Homps is known for its restaurants, wine estates and Lac de Jouarres, with...

## 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: 6000 EUR**

## NOTES

## DESCRIPTION

In the heart of Homps, a lively village on the Canal du Midi, stands this grand former hotel – now run as a spacious B&B. With its elegant façade, sweeping staircase, large reception rooms, garden with pool, pétanque court, terraces and guest lounges, it is the perfect opportunity for anyone dreaming of running a hospitality business under the southern French sun.

A tour of the property

Entering through the impressive foyer (32 m<sup>2</sup>), you immediately feel the grandeur of the house. To the left, a 40 m<sup>2</sup> sitting room overlooking the street, currently the owners' private lounge. To the right, a 6 m<sup>2</sup> office and a 3 m<sup>2</sup> hall with access to two guest WCs and the 4 m<sup>2</sup> laundry room, leading into the 26 m<sup>2</sup> kitchen, which also connects to the 47 m<sup>2</sup> dining room at the back.

A second entrance opens into an 18 m<sup>2</sup> corridor, mainly used for storage, with stairs down to the 48 m<sup>2</sup> cellar and a door through to the kitchen. Guests also enjoy their own 36 m<sup>2</sup> family room overlooking the garden, with access to both the dining room and the owners' lounge.

From the dining room, French doors open to the 60 m<sup>2</sup> terrace, where guests can enjoy breakfast outdoors. The garden features a green lawn and a palm tree, with at its centrepiece the 7 x 14 m swimming pool (1.75 m deep), surrounded by sunbeds and fully fenced for safety. Beyond the pool, a small outbuilding contains a...