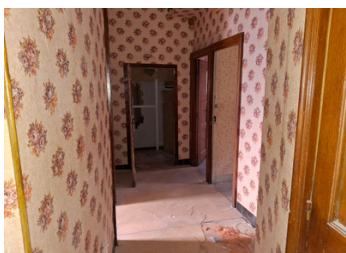


What used to be The Grand Hotel in Esperaza is now an opportunity for you



INFORMATION

Town:	Espéraza
Department:	Aude
Bed:	7
Bath:	1
Floor:	240 m2
Plot Size:	275 m2



IN BRIEF

This property is a blank slate with opportunities for creating a business or family home. The charm of the former Grand Hôtel of Espéraza is still present through several original features, such as traditional cement and terracotta tiles, bedrooms which had en-suite facilities, and spacious, welcoming rooms. On the ground level are 2 large rooms and a large, enclosed and private courtyard.

The 1st level has 7 bedrooms from the old Grand Hotel, which was operating until the 1980's. There is a shared shower room in the hallway.

The 2nd level is currently an attic. This can be renovated to create more rentable bedrooms, an independent apartment or owners living quarters, or let your imagination create something different.

The sellers have already done some necessary work including sewer, some electrical, structural, and plumbing work.

The owners are selling due...

ENERGY - DPE

DPE not required.

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

This property is situated the town of Esperaza, in the Haute Vallee D'Aude. Esperaza is known for it's very diverse Sunday farmers market and is close to the historical village of Rennes-les-Chateau and thermal baths at Rennes-les-bains. The Mediterranean coast is about 1 1/2 hours away and the Toulouse international airport is about 2 hours away. The historical Unesco site of Carcassone is within 1 hour away.

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

LOCAL TAXES

Taxe foncière: 2056 EUR

NOTES