

Fully equipped restaurant with a 3 bedroomed apartment attached , on the banks of the Canal du Midi

EXCLUSIVE



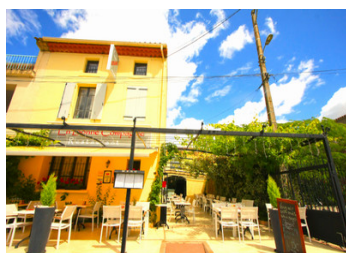
INFORMATION

Town:	Homps
Department:	Aude
Bed:	3
Bath:	3
Floor:	65 m2
Plot Size:	80 m2

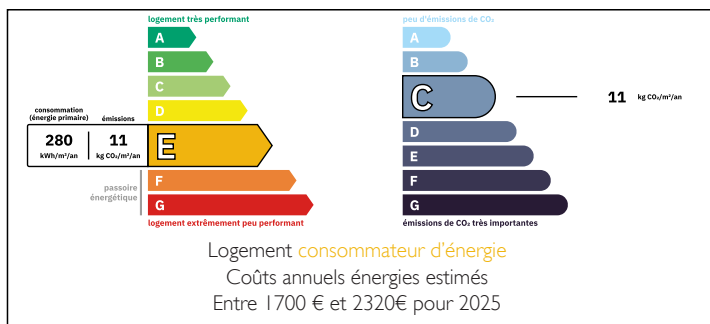
IN BRIEF

This property currently runs as a successful restaurant, during the spring and summer months. Located on the banks of the Canal du Midi, the position has proved to be very attractive to passing tourist boats and visitors to the area.

The apartment is accessible from the restaurant kitchen/storage entrance and affords a cozy 3 bedroomed, 2 bathroomed space with a sitting room , with sunny views of the Canal.

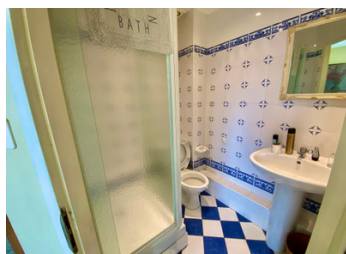


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 3217 EUR

NOTES

DESCRIPTION

Restaurant: Ivy-shaded L-shaped terrace leading up to the restaurant through a glass-door entrance. The ground floor dining area is large and light, fitted with a glass ceiling on the far side of the room. This room is fitted with underfloor heating and reverse air conditioning units. There is a curved staircase, just inside the entrance, leading to the mezzanine first floor, where there is a second dining area with toilet facilities and an additional 2 storage rooms, one with a water-softener.

The kitchen, storage and fridge areas are to the side, located under the apartment, which is accessed by a staircase, from the kitchen entrance. There are 2 storage rooms, one cold room, 2 electric ovens, 1 gas oven and gas hobs. The property is connected to the collective village gas supply. There is also a cooled wine cellar and 6 fridges. There is a possibility to purchase the kitchen equipment with the restaurant.

The apartment has 2 floors. On the first floor there are 3 bedrooms, 2 are south-facing, having views over the canal. There is a sitting room area off the landing, fitted with reverse air conditioning and it leads to the bedroom at the back of the apartment. 2 shower rooms, each with basin and toilet finish off the layout.

The restaurant kitchen also serves as the kitchen for this apartment.

There is an attic on the second floor, partially insulated, which is accessed by a staircase...