LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43926CED11 Price: 149 000 EUR

agency fees to be paid by the seller

Investment Opportunity: 3 possibly 4 self-contained apartments with 3 bathrooms, 3 terraces with great views







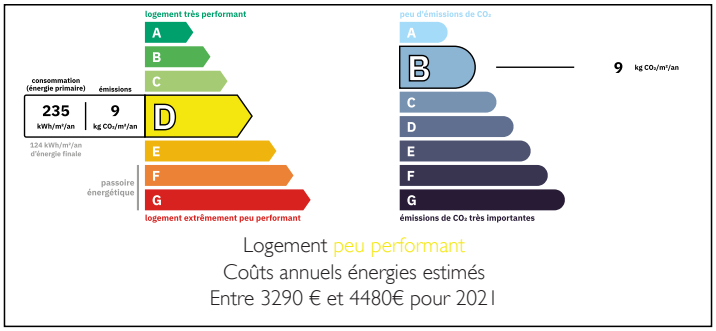








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3290 € et 4480€ pour 2021

INFORMATION

Town:	Axat
Department:	Aude
Bed:	3
Bath:	3
Floor:	193 m2
Plot Size:	100 m2

IN BRIEF

This versatile property, arranged over four floors, represents an excellent investment opportunity, offering the potential for rental income from three existing self-contained gîtes/apartments, with further development potential on the ground floor.

The property could be particularly attractive to investors looking for a ready-made holiday rental business, a property with multiple income streams, or an opportunity to live in one apartment while renting out the others. The three gîtes could also lend themselves to long-term, seasonal or holiday rentals, subject to the necessary regulations and permissions.

Situated in the picturesque town of Axat, nestled in the Upper Aude Valley, the property is ideally located within walking distance of the town's amenities and is perfectly positioned to benefit from the area's growing appeal as a year-round

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.

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LOCAL TAXES

Taxe foncière:	**1967 EUR**

NOTES

DESCRIPTION

Axat offers a good range of everyday amenities including a bar, restaurant, pharmacy, doctor's surgery, butchery, bakery and convenience store. During the summer, the town benefits from a heated outdoor swimming pool and the popular Train Rouge tourist railway, which runs towards Rivesaltes in the Pyrénées-Orientales. The River Aude provides opportunities for rafting, kayaking and other watersports, while the nearest ski resort is approximately a 30-minute drive away, making the location attractive in both summer and winter.

The property is approximately equidistant from Carcassonne and Perpignan airports, around one hour from the Mediterranean coast and approximately two hours from the Spanish border and Andorra.

The property is configured as follows:

Ground floor – potential fourth unit / commercial space
An open-plan room of approximately 35.5 m², currently used as storage by the owners. Subject to the necessary planning permissions, this space could potentially be converted into a self-contained studio apartment, creating an additional rental opportunity, or alternatively into a garage and workshop.

First-floor gîte
The first of the three existing holiday apartments comprises an entrance hall leading to a 20.25 m² open-plan kitchen/dining and living area, currently furnished with two single beds. There is also an 11 m² double bedroom, 3.75 m² tiled bathroom and separate WC.

Second-floor gîte
The second apartment comprises an entrance hall leading to a 21.5 m² kitchen/dining/living area, an 11.5 m² double bedroom, 4.25 m² bathroom and separate WC. There is also a 12.5 m² cellar.