LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44630JKB11 Price: 205 000 EUR

agency fees to be paid by the seller

**A complete new lifestyle! Former village bar / restaurant, owners' apartment and garden, in the Montagne Noire**

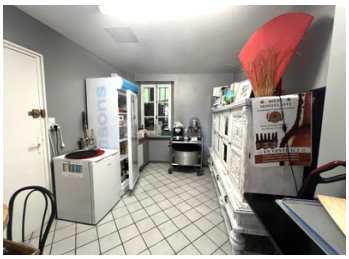






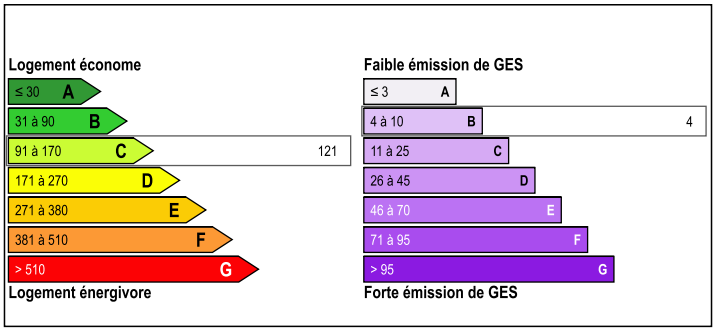








## ENERGY - DPE




## INFORMATION

| | |
|---|---|
| Town: | Castans |
| Department: | Aude |
| Bed: | 1 |
| Bath: | 4 |
| Floor: | 270 m2 |
| Plot Size: | 798 m2 |

## IN BRIEF

Set in the charming village of Castans, this distinctive property served as a social hub, welcoming both locals and visitors. The owners have closed the business due to personal reasons, but the opportunity is there for someone new.

The ground floor offers a spacious and inviting bar area. Upstairs, a light-filled dining room enjoys delightful views, with a large terrace for al fresco dining. The professional kitchen and service areas were recently installed and are well-equipped, and the materials could be sold to a new owner to continue the restaurant business.

On the upper level, comfortable owner's accommodation, complemented by its own terrace and garden.

In addition, there is the option to buy the adjoining 3-storey village house, which presents an exciting

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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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## LOCAL TAXES

**Taxe foncière:** **2121 EUR**

## NOTES

## DESCRIPTION

Dreaming of a lifestyle change surrounded by unspoilt nature? This is a rare opportunity to acquire a characterful property with private owner's accommodation, set in the stunning Black Mountains, where fresh mountain air, breathtaking scenery and a welcoming community create an exceptional quality of life. Its elevated position also offers a pleasantly mild climate during the hot summer months.

The current owners had successfully laid the foundations of a restaurant business, but regrettably, the property is now offered for sale due to a change in their circumstances. This presents an exciting opportunity for new owners to either restart the business, or to find a new purpose for this distinctive building.

Run successfully by just 2 people, the business was based on offering a simple, well-executed menu that showcased local produce. It attracted a diverse mix of customers, including local residents from Castans and neighbouring villages, as well as tourists, cyclists, walkers and motorcyclists exploring the region. Regular visitors even travelled from Carcassonne and Mazamet to enjoy the unique setting and relaxed atmosphere.

The building itself is arranged over three levels and is cleverly designed to separate the commercial space from the private living quarters. There is additional scope to expand the business further, notably by buying and converting the adjoining house to create guest accommodation.

On the ground floor, the spacious bar area features a well-equipped rear bar and storage space, along with an accessible WC for guests. The current owners rented a "Licence IV" (alcohol licence) from...