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A large family house with gîte, ideal for holiday rental and B&B activity

Sonnac-sur-l'Hers , **Aude** , **Occitanie**



€300,000

inc. of agency fees

6 Beds 2 Baths 252 sqm 0.03 ha

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At a Glance

Reference	MFH-MPADNC2112	Near to	Sonnac-sur-l'Hers	Price	€300,000
Bed	6	Bath	2	Hab.Space	252 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

A large family house with gîte, ideal for holiday rental and B&B activity, set in the heart of an authentic old village in the Aude.

The spacious home is totally renovated with respect of the old style and new comfort needs, open for

different possibilities: RB&B chambres/tables d'hôtes – guest family – holiday rental – workshops – spa/yoga – moto motel - etc

A big opportunity

Ground floor :

Entrance into an extremely large area with chimenea (wood burner) 45m², half open kitchen (26m²) with dining space (16m²), giving out on a light full relaxing space (20m²) with access to the open terrace (55 m²).

In the basement is a space (55 m²), with a big outside entrance, to park 2 cars or many motorcycles, next is a workshop (20m²). Between the entrance space and basement garage is a restroom and separate bathroom (15m²) with a laundry room (7m²).

First floor :

Front : 3 large bedrooms (14 m², 15 m², 14m²),

Middle : a Corridor and 3 spaces bureaux/dressing (12 m², 6m², 5m²)

Back : a large bath room double zinc (13m²), bedroom with shower/WC (18 m²), a bureau/room/play room(17 m²)

Secound floor / attic :

The roof is in good condition. A large hight and isolation gives the possibility to make an apartment/loft (95m²) or more rooms.

The terrace is cosy with a beautiful sight on the mountains and peaceful countryside.

The heating is via a central fire place (wood burner) and the central heating on fuel. Tout à l'égout. Taxe foncière 1200 € per year.

Included: gîte of 80 m², excellent new quality renovation with terrace, 2 bedrooms, bathroom, salon/bureau totally independent of the house, possibility as rental income or as professional use massage, bureau, agency

The real estate is full of surprises and an exceptional occasion for a new challenge.

At proximity of Mirepoix, “lac de Montbel, city Lavelanet and village Chalabre with their local grocery stores, super market-primary school, college and about 1h35 from Toulouse, Carcassonne Airport 1h, Ski resorts: Mont-d'olmes, Ax, Andorra. 1h40 of Mediterranean see.

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€300,000

Key Information

Year Built:	1850
Internal Area:	252 sqm
Land Area:	0.03 ha

Location: Occitanie

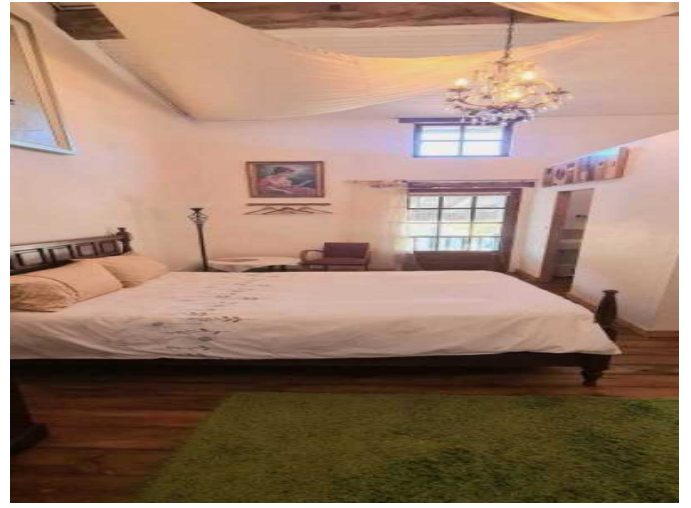


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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