



**A very spacious village house with numerous possibilities for income as well as comfortable living**

**Reference No:** 2012  
**Price Euros:** 299,000  
**Area:** Carcassonne  
**Town:** Lagrasse  
**Department:** Aude  
**Bedrooms:** 6  
**Land Size m2:** 0  
**Habitable space m2:** 275

**Full Description:** A wonderful opportunity to own a large village house with a track record of income production.

The house is well laid out and in good condition. It the bonus of an unfinished 50m2 space on the ground floor that has a separate entrance and lends itself for use as a gite or gallery/workshop.

On the 1st floor are 4 good sized bedrooms and a bathroom. The rooms on this floor are currently let out on a B&B basis.

The top floor has a large loft style space of 50m2 with an adjacent kitchen/dining area. A hall from the kitchen leads to a further 3 bedrooms and bathroom.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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There are many windows facing in different directions throughout the house giving this property a very bright feel.

The house is well placed in the village to attract commerce although it is not on any through road.

Lagrasse is a Medieval village famous for its Abbey and beauty. It is a popular destination and has a variety of restaurants as well as several artists galleries and other commerce.

**Property Features:** Broadband / ADSL, Development Potential, Exposed ceiling/roof beams, Exposed stone walls - exterior, Exposed stone walls - interior, Independent Apartment, Large Rooms, Letting Potential, Town water, Traditional roof with gènoise

**Nearby Amenities:** Airfield, Beaches, Forest/Parkland, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, River, Roman Ruins, Schools, Ski-ing (-2hrs), Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Hills, Medieval Village

**Heating:** Oil



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