



## Up & running B&B in lovely village. Charming town house with courtyard & garden



### Информация об агенте

Название:	Sarah Day
Название компании:	Maisons et Manoirs
Страна:	Франция
Experience since:	1994
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Веб-сайт:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 399,000

### Местоположение

Страна:	Франция
Почтовый индекс:	31350
Добавлено:	02.09.2024

#### Описание:

In the heart of a bastide town, this 1860 property has a lot of character and has been completely renovated. With 460m<sup>2</sup> of living space, it boasts several lounges and dining rooms, 7/8 bedrooms and more rooms to be converted. A lot of charm with its marble fireplaces, parquet floors and period floor tiles.

To complete the ensemble, a courtyard and a vast garden (opposite the house) of 1,200 m<sup>2</sup> with a well provide space for relaxation or the possibility of creating a vegetable garden.

An ideal setting for those looking for a charming house with lots of character and all modern comforts. Situated in the heart of a bastide town, close to the Pyrenees mountains and many tourist attractions, it's within easy reach of all amenities.

#### GROUND FLOOR :

Entrance and corridor 28.08 m<sup>2</sup>

2 lounges totalling 27.44 m<sup>2</sup>

2 large dining rooms with wood-burning stove and superb period parquet flooring, one 30.79 m<sup>2</sup> and the other one 26.10 m<sup>2</sup>.

Office 10.63 m<sup>2</sup>

Fitted kitchen 22.77 m<sup>2</sup>

Laundry room with pellet storage space



A room for the pellet boiler  
2 cellars serving as workshop and storage space

A charming inner courtyard offers a relaxing space and a spiral staircase gives access to the upstairs terrace.

## FIRST FLOOR :

36 m2 bedroom with 10.79 m2 bathroom (bath, washbasin and toilet)

Bedroom 9.31 m2

15.38 m2 bedroom

Hallway 8.72 m2

Bedroom 37.34 m2 with bath, WC and washbasin.

18.21 m2 bedroom with shower, WC and washbasin.

Corridor 17.37 m2

Bedroom 23.80 m2 with shower WC washbasin

28 m2 bedroom with bath WC washbasin

Terrace with access to first floor via spiral staircase

## FLOOR 2:

A space of 70 m2 to be finished and another of 80 m2

Heating: 40 KW "THERMOLAB" pellet-fired boiler (1 year old) and wood-burning stoves. Fireplaces in each room not condemned.

Decennial insurance until 2030.

80 cm thick walls

!!!! 5 Stars in AIRBNB !!!!

Internet: Fiber

Recent electricity

Surface : 464 m2

Rooms : 13

Bathroom : 3

Plot size : 12 a 20 ca

## Caracteristiques techniques

Reference



MM1869SD

Price

399 000 €

Location

Boulogne-sur-Gesse 31350

Rooms

13

Bedrooms

7

Shower room

3

Bathroom

3

Property tax

2 900 € /year

Plot size

12 a 20 ca

Sanitation

Main drains

Openings

PVC/Double glazing

Swimming pool

No



Heating

Wood, Pellets/Individual

Living room

27 m<sup>2</sup>

Construction

1800

Kitchen

Fitted and equipped

Levels (incl. ground floor)

2

## Rooms details

COULOIR ENTREE

28.08 m<sup>2</sup>

SALON

27.44 m<sup>2</sup>

SALLE A MANGER 1

30.79 m<sup>2</sup>

SALLE A MANGER 2

26.10 m<sup>2</sup>

BUREAU

10.63 m<sup>2</sup>

CUISINE

22.77 m<sup>2</sup>

CHAMBRE 1 avec SDB baignoire WC lavabo de 10.79 m<sup>2</sup>

36 m<sup>2</sup>

CHAMBRE 2

15.38 m<sup>2</sup>

Salle de douche WC lavabo

7 m<sup>2</sup>

COULOIR

8.72 m<sup>2</sup>

COULOIR

17.37 m<sup>2</sup>

CHAMBRE D HOTE 1 avec SDB baignoire WC lavabo



37.34 m<sup>2</sup>

CHAMBRE D HOTE 3 avec douche WC lavabo

18.21 m<sup>2</sup>

CHAMBRE D HOTE 2 avec douche WC lavabo

23.80 m<sup>2</sup>

CHAMBRE D HOTE 4 avec Baignoire WC lavabo

28 m<sup>2</sup>

CHAMBRE

9.31 m<sup>2</sup>

PIECE A AMENAGER

70 m<sup>2</sup>

### Informations complementaires

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3530.00 and 4830.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Carte T CPI 3201 2017 000 020 356

Nos honoraires

### Общие

Спальни:	7
Ванные комнаты:	3
Готовые кв.м.:	464 кв м

### Room details

Total rooms:	13
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### Utility details

Heating:	да
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.052.777
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