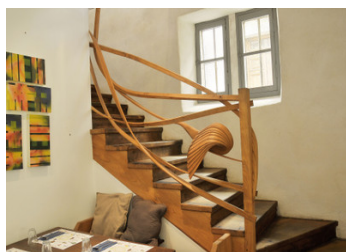


Residence or restaurant, with 2 beds, 2 baths, terrace, beautiful period restoration, in tourist village.



INFORMATION

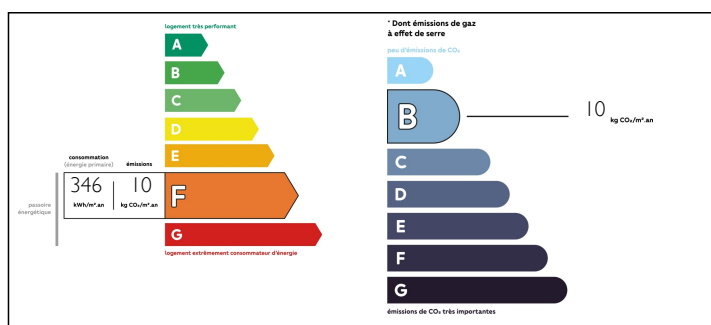
Town:	Caunes-Minervois
Department:	Aude
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	17 m2



IN BRIEF

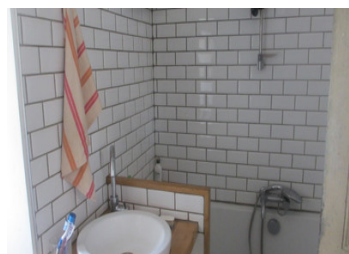
A beautifully artistic mixture of rusticity and sophistication, using natural materials and maximizing the unique quality of the building and location, make this property a very special environment. Lovingly renovated by craftsmen, it is a restaurant at present, and could be used as a private home or shop.

ENERGY - DPE



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.



DESCRIPTION

Very near the Abbey of Caunes Minervois, set in a lovely informal square shaded by plane trees, near the river and the ample village car park, this property is ideally situated in the village, 22 km from the mediaeval city of Carcassonne.

The building is entered by the original double doors, with cobbled floor inside. The main living, or restaurant area is also cobbled, and double-height, with a lovely gallery protected by the most wonderful curved timber balustrade.

At the rear is the kitchen, at a slightly higher level, with professional units and bar to divide it from the living or restaurant area. To the right is a smaller space, also for restaurant or residential use, which could be a snug or study area. The ground floor area is 60m².

Just inside the entrance is a gorgeous WC area with grey and decorated traditional tiles. There is a 5m² storage space, and the building is partially double-glazed, with a large woodburner and electric heaters.

A timber stair leads to the first floor gallery area with more seating, a storeroom, and a terrace of 12m².

On the top floor, the two lovely bedrooms each have their own white-tiled bathroom to suit the character of the building, and can be used as B&B rooms. There are 80m² in total on the two upper levels.

Inside the building the restaurant seats 25 downstairs and 15 on the gallery level. Outside there are tables for 30 people, but there is room for many more....

NOTES