

Great business potential, in the heart of nature and the pays de Sault.



INFORMATION

Town:	Belcaire
Department:	Aude
Bed:	15
Bath:	13
Floor:	798 m2
Plot Size:	2130 m2

IN BRIEF

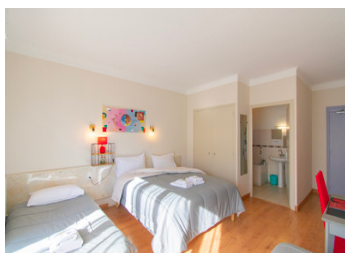
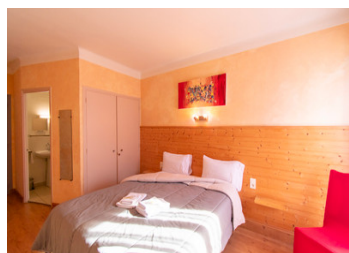
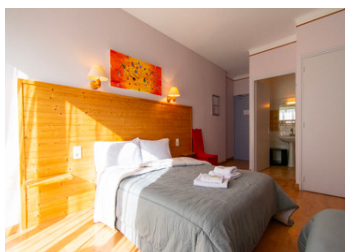
Unique property in the heart of the Pays de Sault in the Aude Pyrenees, at an altitude of 1000 meters. With business potential with over 15 bedrooms and a potential gite.... this is a fantastic opportunity nessling in the pyrenees with all the mountain activities on your doorstep.

Great for walking, skiing climbing, cycling, as well as rock climbing and general site seeing in a stunning area.

The Belcaire-Camurac ski resort is located on the borders of the Aude department, in the Aude Pyrenees, at an altitude of between 1550 and 1800 meters and Ax le Therms ski station only 30 mins away.

Marked trails in the village of Belcaire. Connection with the FFC sites of the Chioula pass and the Sault plateau.

In the village of Camurac, 10 minutes away, explore the trails on horseback accompanied by an equestrian guide.

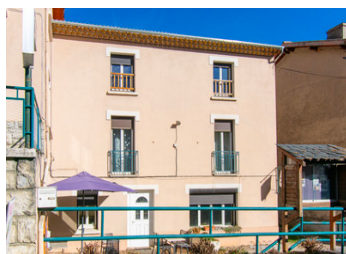


ENERGY - DPE

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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The unique opportunity to own a gem in the heart of the village. The large property boasts, the potential of running a business of your choice whilst also having the privilege of your own property in the same place. Close to the place you work. This is a massive advantage, no need to rent another property.

The village has amenities and commerce, Doctors, vets, Post office, bakery, Butcher, mini supermarket, plus lots more.

In the area you can find these Activities/Places

Belcaire Lake
Climbing wall
Biking trails
Walking trails.
Cathar castles

Business potential property on three floors

ground floor
Bar area = 37 m²
Bar service = 15 m²
Bar extra room = 26 m²
Restaurant = 60 m²
Kitchen = 62 m²
Garage = 97 m²

1st Floor
Guests lounge = 60 m²
1 Bedroom = 12 m² + shower = 3 m²
2 bedroom = 19 m² + shower = 3.7 m²
3 Bedroom = 17 m² + shower = 5 m²
4 Bedroom = 14 m² + shower = 3 m²
5 Bedroom = 16 m² + shower = 5 m²
6 Bedroom = 13 m² + shower = 3 m²
7 Bedroom = 17 m² + shower = 3 m²

Private home area, separate from the business potential dwelling.

1st Floor
1 Bedroom = 12.5 m² + shower = 3 m²