

18th century character property with main residence and 3 apartments, terraced garden.



INFORMATION

Town:	Rivel
Department:	Aude
Bed:	4
Bath:	4
Floor:	360 m2
Plot Size:	140 m2



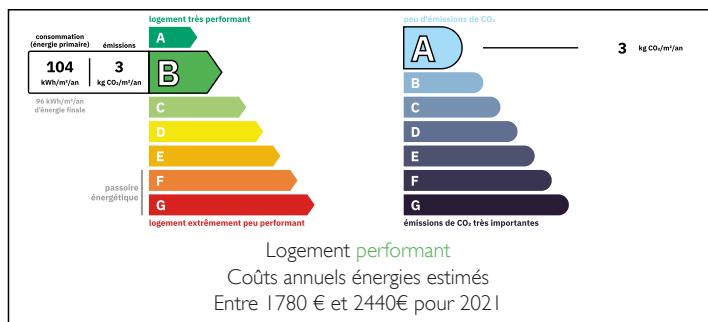
IN BRIEF

This 18th century former convent is situated in the tranquil village of Rivel in the Aude department of south west France. It has enjoyed a colourful history and more recently operated as the local cafe, now currently functioning as a home with rental income from the 3 stylish and voluminous apartments.

This is a fine example of a characterful, period property that has been renovated to a high standard to accommodate the comfort and convenience of a 21st century lifestyle.

The surrounding vineyards of Razès are home to the grape varieties of the Malpère appellation offering a selection of wine tours and hiking trails. Only a 30 minute drive to the bustling market towns of Mirepoix and Limoux and 1 hour from the UNESCO World Heritage Site of Carcassonne and its international airport. The Mediterranean beaches are a...

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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 foncière: 3200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

Enter into a spacious entrance hall (12.25m²) leading to a fully equipped kitchen, compliant for use as a catering facility 24.5m² which opens into a grand dining room space of 36.75m² (formerly the cafe) with 2 doors leading out onto the terrace. There is a further lounge with wood burning stove and 2 doors also entering onto the terrace (32.5m²), a bedroom of approx. 12m² and a shower room with WC of 7m². Wooden flooring throughout the downstairs.

First floor:

Wooden staircase leading to a library of 10.5m². An apartment with entrance hall of 4.5m² leading to a lounge/office or bedroom with fireplace of 13m², kitchenette/diner 13m², shower with WC 3.25m² and en-suite bedroom 8m²/3.25m².

Second apartment consisting of kitchen/lounge/diner 30.25m², family bedroom with windows overlooking the terrace 23m² and a bathroom with bath, shower, WC and bidet 9m².

Second floor:

Third apartment with vaulted ceilings consisting of a kitchen/diner of 13.75m², lounge/diner with wood burning stove of 33.25m² with sliding doors opening onto a covered terrace area of 20m² overlooking the garden below, family bedroom suite of 50.25m², bathroom featuring bath, shower, bidet, his and hers sinks 16m².

Basement consisting of heating system and 3 separate areas totalling 67m².

Two tier terraced garden area with shrubs of 128m² leading to rear access and free public parking.

This property is priced to sell and offers a fantastic opportunity for those with a multi generational