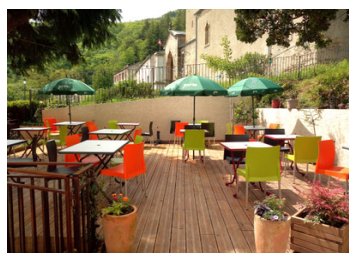


A complete new lifestyle! Village bar / restaurant, owners apartment, terrace & garden, in the Montagne Noire



INFORMATION

Town:	Castans
Department:	Aude
Bed:	1
Bath:	4
Floor:	270 m2
Plot Size:	798 m2



IN BRIEF

Set in the charming village of Castans, this distinctive property serves as a social hub, welcoming both locals and visitors.

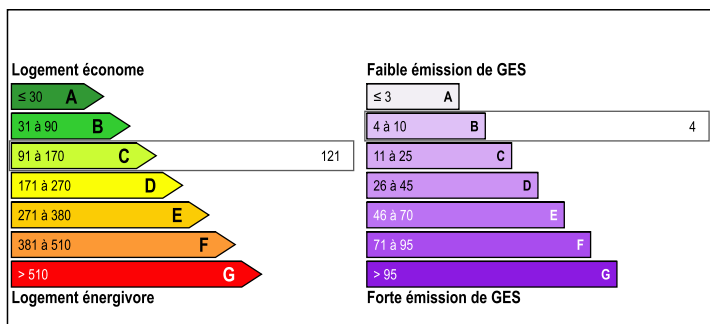
The ground floor offers a spacious and inviting bar area. Upstairs, a light-filled dining room enjoys delightful views, and a generous terrace provides a perfect space for al fresco dining.

The professional kitchen and service areas have been recently installed and are well-equipped, offering excellent functionality along with ample storage and preparation space.

On the upper level, comfortable owner's accommodation, complemented by its own terrace and garden.

In addition, there is the option to buy the adjoining 3-storey village house, which presents an exciting renovation opportunity and create further accommodation.

ENERGY - DPE



Surrounded by forests and mountains, Castans is a

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 foncière: 2121 EUR

NOTES

DESCRIPTION

Dreaming of a lifestyle change surrounded by unspoilt nature? This is a rare opportunity to acquire a characterful bar-restaurant with private owner's accommodation, set in the stunning Black Mountains, where fresh mountain air, breathtaking scenery and a welcoming community create an exceptional quality of life.

The current owners have successfully laid the foundations for a thriving and much-loved destination. Regrettably, the business is now offered for sale due to ill health, presenting an exciting opportunity for new owners to bring fresh energy and realise its full potential.

Run successfully by just 2 people, the business has developed a loyal clientele by offering a simple, well-executed menu that showcases local produce. It attracts a diverse mix of customers, including local residents from Castans and neighbouring villages, as well as tourists, cyclists, walkers and motorcyclists exploring the region. Regular visitors even travel from Carcassonne and Mazamet to enjoy the unique setting and relaxed atmosphere.

The property has become a true hub of village life, hosting community events and providing catering for local gatherings. During the summer months, the spacious terrace comes alive with open-air concerts and events, while the bar offers a more intimate setting for smaller performances in the winter.

The building itself is arranged over three levels and is cleverly designed to separate the commercial space from the private living quarters. There is additional scope to expand the business further, notably by buying and converting the adjoining house to create guest accommodation.

On the ground floor, a welcoming and...