

UNDER OFFER - A lovely stone village house with 4 bedrooms, charming garden, private parking and terrace.



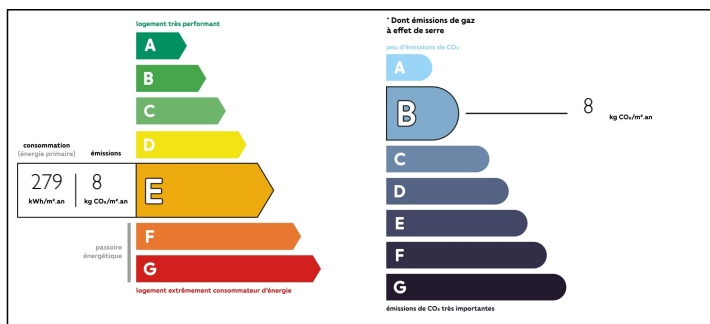
INFORMATION

Town:	Puichéric
Department:	Aude
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	160 m2

IN BRIEF

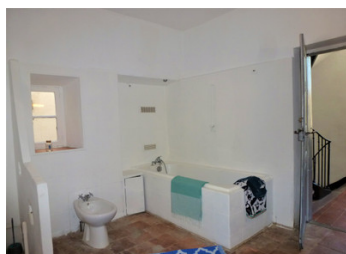
The rooms are large and light, and the house has a simplicity about it which is refreshing. There is more renovation to do, for example to the large entrance hall, which could be very imposing. Very quietly situated in a village on the Canal du Midi, a very short walk from the shops, this is a very typical French house full of character and traditional details! It faces south over its lovely garden of 160m² including the parking area, peach, bay and lemon, cypress, fig and medlar trees, jasmine, acanthus and rosemary. The sun terrace has a barbecue shaded in the summer by a bougainvillea and a grape vine. The top floor can be used as an apartment with two bedrooms - the house has three different entrances. The village is close to Carcassonne and Lézignan Corbières, excellent for transport (motorway, train stations) and all amenities.

ENERGY - DPE



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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: 963 EUR

NOTES

DESCRIPTION

At present the property is usually entered via the garden, which is very attractive! One can enter the house through the french windows on the terrace into the garden room (14m²), which has south and east windows.

This leads through to the kitchen/dining room of nearly 19m² with its smart new white integrated kitchen fittings, east window and fireplace with an insert woodburner. The large entrance hall (22.7m²) is off this room too, and the second entrance hall has a door to the utility room, which leads to the small courtyard (6.4m² approx) and the hammam (2.2m²).

The terracotta tile and timber stair with wrought iron balusters curves up to the first floor, where the first door gives access to an east-facing living room of 19m² with marble fireplace and terracotta tiles. From here double doors lead to a 14m² bedroom with south and east-facing windows and a Juliet balcony to the garden; and a second bedroom of 22m² with a double-glazed window and a fireplace. From here there is one step down to the large bathroom (9.8m²), with double doors back onto the landing.

The stair continues to the second floor where a living/kitchen of 19m² with timber units and a woodburner looks out onto a lovely east-facing view. Two large double bedrooms (14 and 22m²) lead off this room, both terracotta-tiled and with plenty of light. The 9.8m² bathroom has bath, bidet, WC and basin. This apartment has been successfully let on Airbnb.

Puichéric, known...