

UNDER OFFER! Delightful 3-4 bed, 2-bath character house with courtyard, in a charming Minervois village.



INFORMATION

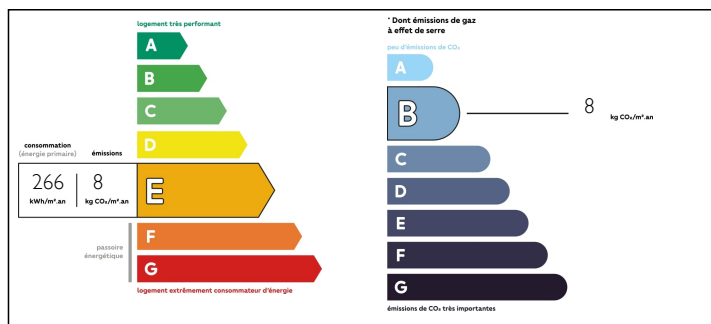
Town:	Tourouzelle
Department:	Aude
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	19 m2



IN BRIEF

A lovely light house on three floors, with its courtyard off the kitchen, pretty views, and a shower room and possibly two bedrooms on each of the upper floors. Heated by a wood burning insert in the living room and electric heaters, and located in a pretty village with a shop/café and plenty of activities.

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.



LOCAL TAXES

Taxe foncière: 427 EUR

NOTES

DESCRIPTION

The house is situated in a quiet impasse just outside the centre of the village, with parking nearby. Its pretty blue shutters and front door with climbing roses on each side invite one to enter, first into the lobby, then into the charming living area full of light, with a woodburning stove.

This area measures 38m² and includes the sitting area, dining area and smart kitchen with timber units and fitted oven, hob, extractor and dishwasher. A window and fully glazed doors face the courtyard of 19m², with its roses and olive trees, ready for drinks and meals al fresco.

The original tile and timber stair leads to the first floor, with its beautifully light and sunny main bedroom of 21m², with two windows, a marble fireplace and electric heaters. It has splendidly delicate ceiling cornices and mouldings which are a delight to see. This and the landing have lovely traditional decorated floor tiles.

There is a bedroom of 8.87m² facing the terrace, with a lovely view of the village church and russet-tiled roofs. The room contains storage units. Between the two bedrooms is a newly-installed shower room with a WC, basin, beige floor tiles, grey wall tiles and a wall-mounted heater.

On the second floor is a third bedroom, of 20.5m², absolutely charming, with exposed beams, 2 south-facing windows, an antique wardrobe and separate hanging cupboard.

On the terrace side, with an even more splendid view, is a small room which serves as a spare bedroom and...