

## Gorgeous Townhouse with a Garden and Outbuilding in the Heart of Bram in the South of France



## INFORMATION

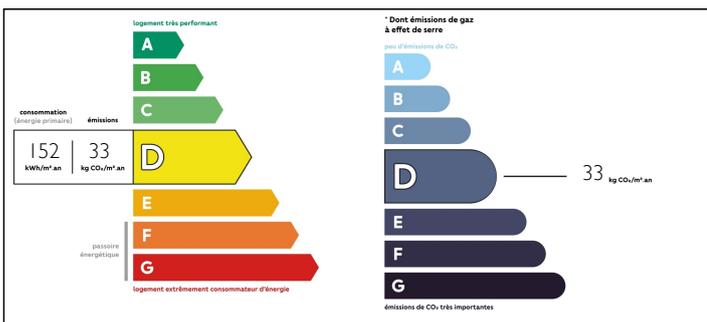
Town:	Bram
Department:	Aude
Bed:	4
Bath:	1
Floor:	165 m <sup>2</sup>
Plot Size:	140 m <sup>2</sup>

## IN BRIEF

Located in the triangle of Carcassonne, Limoux, and Castelnaudary, you'll find the quaint village of Bram loaded with amenities and attractions. This stunning property is in the heart of the town and walking distance to all amenities including multiple restaurants and even the local lake where you can enjoy time with the teleski nautique. This fabulous townhouse is move-in-ready and has been perfectly priced. It would make an excellent full-time residence or even a holiday home for anyone looking for a place in the sunny south of France.

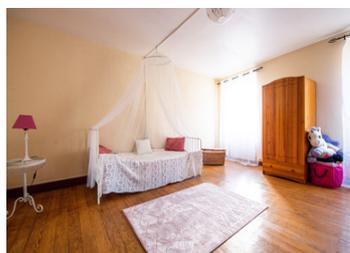


## ENERGY - DPE



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.



## DESCRIPTION

Upon entering this home, you'll be immediately welcomed into the spacious (42m<sup>2</sup>) kitchen and dining area. Continuing there is a WC and a laundry room as well as a living room (30m<sup>2</sup>) and a sliding glass door that leads to the outside terrace and garden. The terrace area is covered from the elements and even has a mezzanine, perfect for entertaining friends and family. There is access to the generously sized outbuilding (54m<sup>2</sup>) that is large enough to park several cars and would be a great project for anyone interested in a renovation project to create a separate apartment or gîte.

There is a garden space with various areas where you can enjoy a sunny or shady place.

Heading inside and up to the second floor, there you'll find 4 spacious bedrooms ranging from 13m<sup>2</sup>, 15m<sup>2</sup>, 18m<sup>2</sup>, and 27m<sup>2</sup>.

Also on this floor is a beautiful bathroom with a shower and a WC.

Heading to the last floor is the attic space that is great for storing your belongings. It's dying for someone to renovate it into another bedroom or possibly a games room.

Whether you are looking for a full-time home or a lock-up-and-leave, this is a fantastic opportunity!

Bram has a train station that services many locations in the area such as Carcassonne and Narbonne where you can get connecting trains to larger cities as well.

Toulouse Airport – 57 minutes  
Carcassonne Medieval...

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES