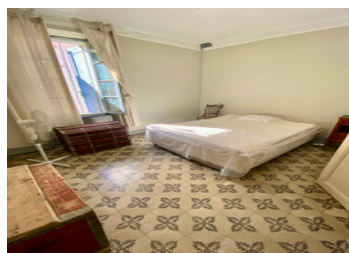


OLD EXPANSIVE MAISON DE MAITRE. VILLAGE HOUSE , 5 BEDROOMS, 2 BATHROOMS, 2 RECEPTION ROOMS. TO COMPLETE



INFORMATION

Town:	Ouveillan
Department:	Aude
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	0 m2



IN BRIEF

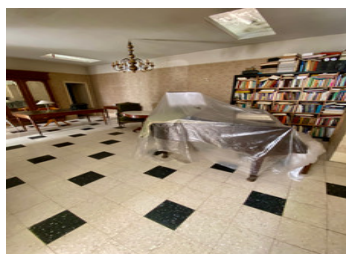
The house has high ceilings with original ceiling roses and crown mouldings. Much of the essential work has already been completed on this lovely old lady, such as plumbing, electrics. 2 new hot water tanks and a water softener have been installed and extractor fans fitted in the bathrooms and kitchen. The ground floor has a large kitchen. Behind the kitchen the space extends into a workshop, utility area and possible garage (double doors out onto the street). Across the entrance hall, are 2 separate reception rooms , divided by a wall and large opening, which could be further enlarged, to make one very large open-plan living space. On the first floor, the 5 bedrooms all lead out into a central living/TV room area where the whole family can congregate in the evening, without feeling cramped. There is an upstairs attic area (60m2) that could be converted into a spacious roof terrace.

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: 1590 EUR

NOTES

DESCRIPTION

Ground floor : From the front door into the entrance hall , the kitchen is behind doors to the left and the 2 reception rooms to the right of the hallway. The beautiful curving, stone staircase is found at the end of this hallway.

First floor: There are 5 bedrooms, 2 of generous proportions. 2 bathrooms, one on the far side of the living area, both needing updating. The living area has 2 skylights to allow light in. This living area has no windows, being in the middle of the floor space, with the bedrooms around it, facing outward to the street.

The stairway continues up to the second floor where the attic space is found, ready for renovating and possibly converting into a beautiful roof terrace. The views from here would be spectacular!

There is no heating installed and the old original windows remain, which are single-glazed.

The house is in the village of Ouveillan ,which has a beautiful Romanesque-style church built during the 11-12th centuries. It is close to the Canal du Midi and conveniently close to Narbonne (15kms) and Beziers (25kms).

There are the regional airports of Carcassonne (65kms), Beziers (42kms) and Montpellier (100kms) and the sandy beaches of Valras, Portiragnes and Narbonne all within 45 minutes by car.

Information on the risks to which this property is exposed is available on the Géorisques website.

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