

A Charming 3 Bedroom 2 Bathroom house with Terrace, Patios and Swimming Pool

EXCLUSIVE



INFORMATION

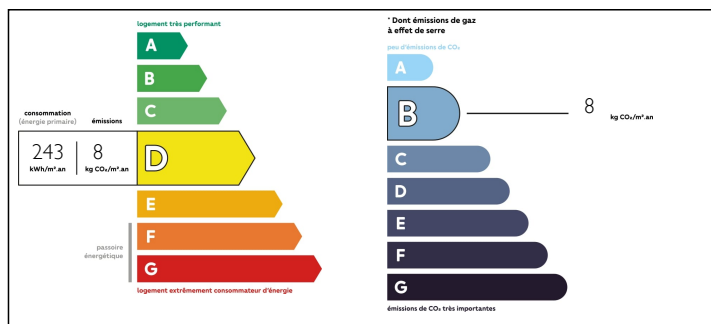
Town:	Cucugnan
Department:	Aude
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	265 m2

IN BRIEF

This charming house is located in a region with castles, deep gorges and swimming lakes, in an area renowned world wide for its wine, the village has a very well known baker where people come from far and wide to buy his bread and cakes. Yet it is less than an hour from the beaches and a little more than that to the nearest ski slopes as well as being close to all amenities, does one need more? The house would also be a popular airbnb destination should one need to supplement the income. The region is also ideal for ramblers or mountain bikers or any lover of the countryside. The area is served by 6 international airports the farthest being a little over 2 hours away by car, also Perpignan is served by the TGV network so travel from the...



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.



DESCRIPTION

This very attractive house is fully walled in and entered by a newly fitted gate which also gives access to the garage, it is located on the edge of a touristic village, and consists of:

On the ground floor an airy but cosy Living /dining room with wood burning fireplace, a bright fully fitted modern kitchen, a laundry area, and a newly fitted bathroom.

On the floor above there are 2 smaller bedrooms and a new shower room with W.C and a large master bedroom which opens onto a south facing terrace with great views of the local mountains.

The exterior is paved to supply two distinct patio areas, one near the kitchen the other near the swimming pool. The house is in excellent condition throughout and is available mostly furnished.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 580 EUR

NOTES