

Fabulous fully renovated property in a tranquille location- 15 mins Couiza

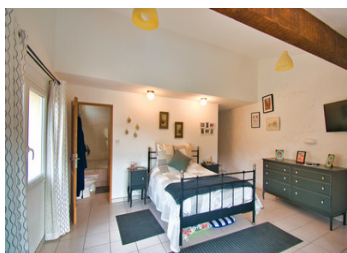


INFORMATION

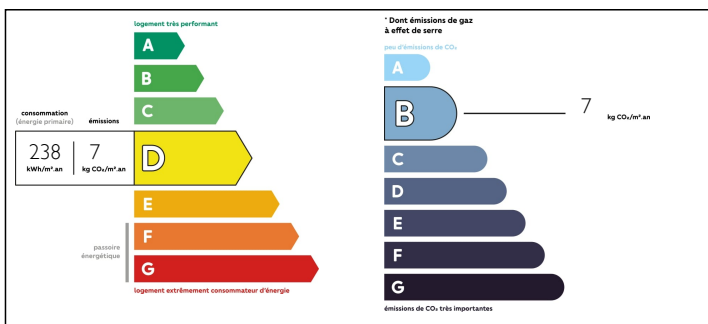
Town:	Antugnac
Department:	Aude
Bed:	4
Bath:	4
Floor:	226 m2
Plot Size:	452 m2

IN BRIEF

Tastefully renovated property with a quirky walkway on the 1st level, joining the two parts of the house. With 4 ensuite bedrooms, open plan living areas, outside terraces, practical garden, renovated outbuilding and large pool.

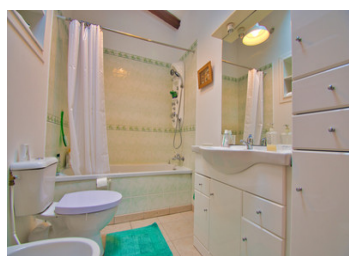


ENERGY - DPE



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

As you access this property, through the private gate, prepared to be wowed by the spectacular pool and garden areas with sun terraces and outbuildings.

The renovation of this property is to a high standard, keeping features of the original building whilst incorporating modern touches. There is absolutely nothing to do except move in.

This house, when renovated, was constructed on each side of a walkway which joins the two parts of the house.. Both areas of the house have 2 ensuite bedrooms, a lounge and office area and kitchen. It would be possible to live in one side and rent the other as a gite, or have a perfect place for teenage children, family or friends to stay, whilst maintaining yours and their privacy.

On the right side, the house has a large covered terrace facing the pool and garden. Entry, via a sliding glass door, takes you into a spacious and luminous open plan living /dining and kitchen area, with a gas fire. There is also a downstairs WC. The kitchen has a circular outside wall and rustic tiled bench tops, with all the modern appliances.

A wooden staircase between the kitchen and dining areas, leads to the first floor. On this level are 2 bedrooms, both with ensuite bathrooms . Up one level is an office and stairs leading to a lovely spacious roof terrace with stunning views of...

LOCAL TAXES

Taxe foncière: 2341 EUR

NOTES