

Renovated stone house in quiet hamlet of Carcassonne. 5 mins from Salvaza shopping complex.



INFORMATION

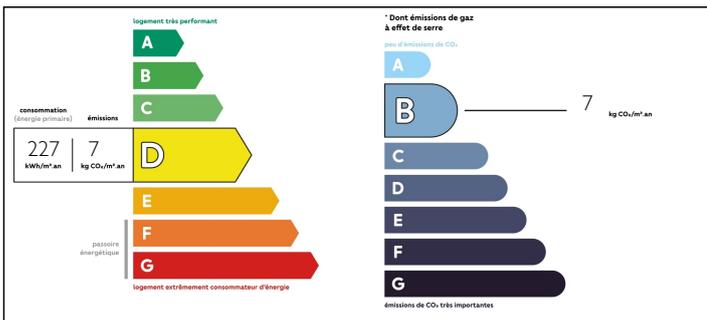
Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	130 m ²
Plot Size:	400 m ²



IN BRIEF

Family size stone house with character in small hamlet on the outskirts of Carcassonne, within walking distance of a large shopping complex with restaurants.

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

This is an upside down house! The living area is on the top floor and the bedrooms are on the ground floor.

The living space opens out to a terrace and 400 m² of south facing garden.

There are four bedrooms - plenty of accommodation for family and friends. The garage is on the front of the house. Close to Carcassonne but the hamlet is far enough away to be quiet.

First floor

large open living space with kitchen and dining included = 48 m²

Master bed room = 10.7 m²

bathroom and toilet = 5.8 m²

Ground floor

First Bedroom = 8.7 m²

Second bedroom = 8.8 m²

Third bedroom = 9.6 m²

Bathroom and Toilet

There is a garage of 25m²

Double glazing.

Reverse clim.

There is a Jacuzzi in the Garden.

The airport of Carcassonne is less than 5 mins away. With flights to the uk, Ireland, Belgium, Sardinia

More information upon request

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

LOCAL TAXES

Taxe foncière: **2500 EUR**

NOTES