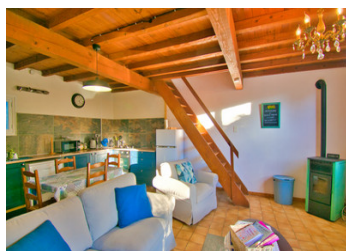
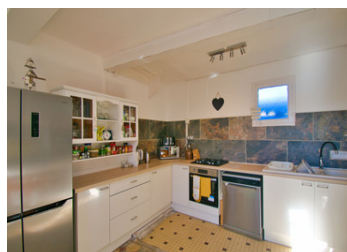


Charming 2-storey character home with a separate gîte, garden, and outbuilding located in a quiet village



INFORMATION

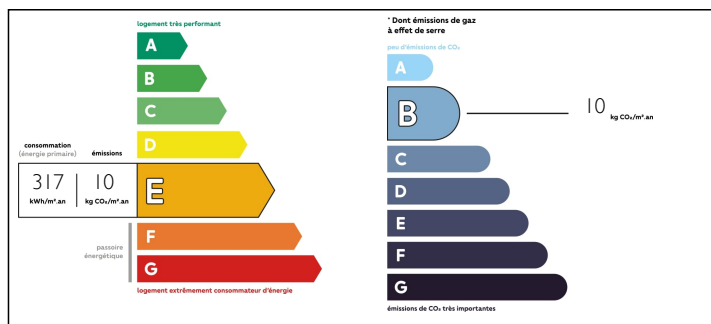
Town:	Alaigne
Department:	Aude
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	630 m2



IN BRIEF

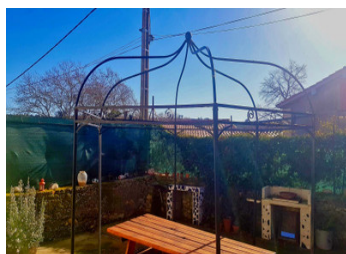
Located in the triangle of Carcassonne, Castelnaudary, and Limoux, with 2 separate houses, an outbuilding, which could be fully converted into another gîte, and 630m2 of land.

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: 1085 EUR

NOTES

DESCRIPTION

The first house is heated with a wood burner and comprises a living room, kitchen, and WC on the ground floor. The first floor comprises a bedroom, an office which can be used as a bedroom, a bathroom with a shower and WC, a dressing room, and 2 additional bedrooms. All rooms are facing south where you can see the Pyrenees mountains.

The second attached house is heated with a wood pellet stove and is made up of an open living room, kitchen, and dining room. The first floor has a bedroom and a bathroom. This is perfect for anyone looking for potential rental income as a gîte or a separate living area for family members.

The barn is 92m2 and has electricity. There is a well in the garden, which is perfect for anyone who likes growing their own vegetables. The garden is large enough for an over ground pool in summer.

Alaigne is situated in the heart of the razes.

Additional photos, and measurements/floor plan are available upon request.

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