

Detached village house with two terraces and a garden. Stunning mountain views. Near Fanjeaux and Mirepoix

EXCLUSIVE

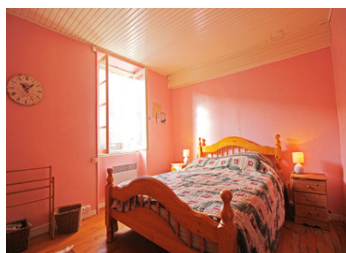


INFORMATION

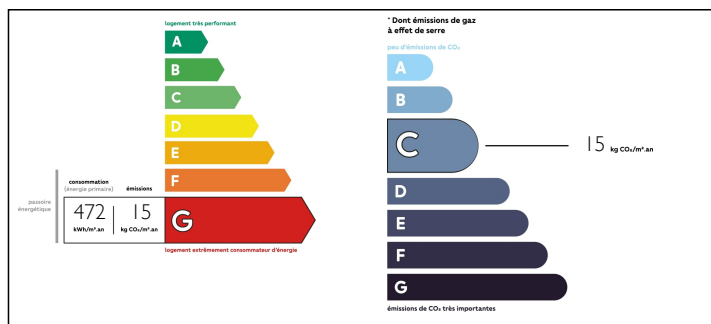
Town:	Fenouillet-du-Razès
Department:	Aude
Bed:	2
Bath:	2
Floor:	88 m ²
Plot Size:	178 m ²

IN BRIEF

In the hilltop village of Fenouillet-du-Razès you will find this spacious village property. In the heart of the village, but detached, you can soak in rural life from one of the two terraces or enjoy a sunset over the Pyrenees from the nearby garden. The house has a well thought out layout with a large downstairs living/dining area and kitchen. There are two bathrooms and one large bedroom as well as two sleeping areas in the renovated attic with a delightful roof terrace.



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.



LOCAL TAXES

Taxe foncière: 829 EUR

Taxe habitation: 526 EUR

NOTES

DESCRIPTION

The property sits in the centre of the quiet village with an unattached garden just a short stroll over the square.

Downstairs, a large living and dining area with a kitchen along one side, is the perfect spot to welcome guests for an aperitif or evening meal. There is a useful pantry and downstairs bathroom.

On the first floor, a spacious living area with woodburner leads onto a large terrace, a great sun trap for enjoying the warm days of summer. There is also a good sized bedroom with en suite shower room.

The top floor has two rooms that have been converted into cosy bedrooms as well as a separate toilet and a charming roof terrace that offers views over the village, to the fields and vineyards beyond. There is also a large store room accessible from outside underneath the larger terrace. The garden would be the perfect spot for growing a few vegetables or just setting up a table and chairs to admire the view of the vineyards and distant mountains.

This house would be the perfect holiday home or just a great spot from which to get to know this delightful part of France.

The village is less than 10 minutes from the pretty town of Fanjeaux with its cobbled streets, excellent restaurant and shops. The more well-known tourist hotspot of Mirepoix is less than 20 minutes away, full of medieval charm, two weekly markets and plenty of bars and restaurants. Carcassonne is 30 minutes drive...