

Quirky 4 bed house, 3200m<sup>2</sup> terrain, close to a amenities, only 20Mins to Limoux

EXCLUSIVE

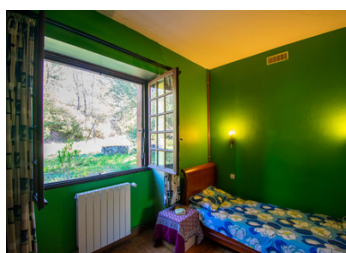
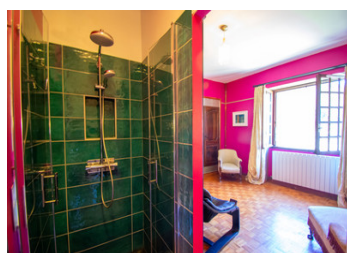
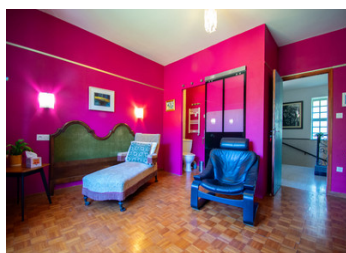


## INFORMATION

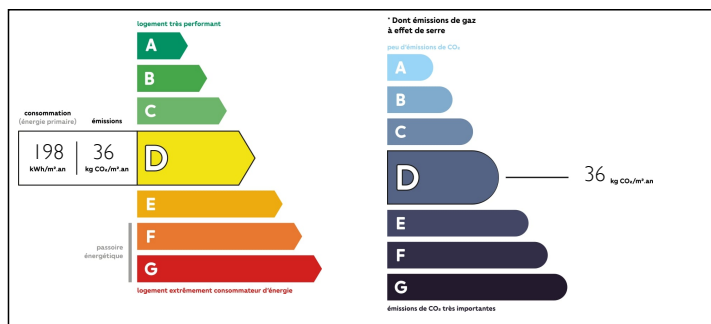
Town:	Campagne-sur-Aude
Department:	Aude
Bed:	3
Bath:	3
Floor:	128 m <sup>2</sup>
Plot Size:	3219 m <sup>2</sup>

## IN BRIEF

Substantial Family property in beautiful rural setting close to amenities. This is a charming property with a bridged entrance set in extensive mature gardens it is great value for money offering fantastic potential as a Family home or could possibly house a small business. The living area is on the first floor in this house which opens up to ground level through the kitchen into the garden.

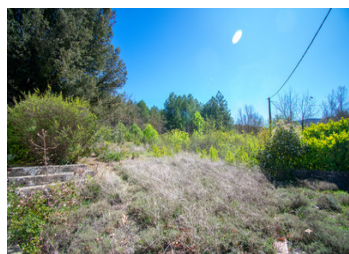
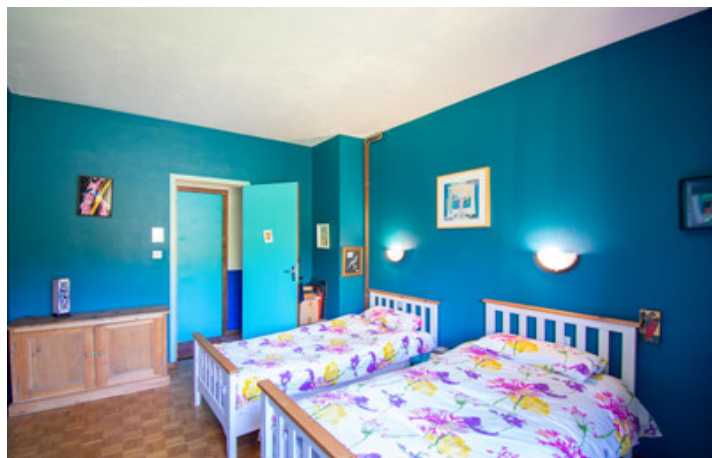


## ENERGY - DPE



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

The house has a large garden, surrounded by trees, giving you a feeling of being in nature, whilst also being very close to amenities. This house gives you the best of both worlds

The house has great potential.

The house

Hallway = 4.8 m<sup>2</sup>

Corridor = 3.5 m<sup>2</sup>

Living room = 28 m<sup>2</sup>

Kitchen = 8.8 m<sup>2</sup>

Bedroom 1 = 14.8 m<sup>2</sup> + 1.6 m<sup>2</sup> + ensuite = 2.2 m<sup>2</sup>

Bedroom 2 = 14.4 m<sup>2</sup>

Bedroom 3 = 10.1 m<sup>2</sup>

Bedroom 4 = 9.4 m<sup>2</sup>

WC = .7 m<sup>2</sup>

Bathroom 1.4 m<sup>2</sup>

Shower room = 4.3 m<sup>2</sup>

Downstairs

Corridor = 4.8 m<sup>2</sup>

Garage = 21.1 m<sup>2</sup>

Laundry = 16.8 m<sup>2</sup>

Cave = 7.3 m<sup>2</sup>

20 mins from Limoux,

50 mins Carcassonne Airport

More information upon request

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

## NOTES