

A 2 perhaps 3 bedroom maison de village to fully renovate



## INFORMATION

Town:	Ajac
Department:	Aude
Bed:	2
Bath:	1
Floor:	140 m2
Plot Size:	62 m2

## IN BRIEF

located in a quiet village about 5 minutes from Limoux and near most amenities this house could be an ideal pied de terre/holiday home as it has a piece of land in front which could be a terrace/garden or garage with a terrace on top

## 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 consists of 2 floors with an attic that could become a roof top terrace , it will need re-plumbing and re-wiring but has access to the sewers. It is a clean slate to work with the ground floor has a new concrete base and could supply a good sized living/dining room with a kitchen at the rear on the floor above most of the joists are in place on the first floor and an old closed off window in the outside wall could be re-opened to supply more light. there is also the possibility of a roof top terrace like the neighbours have.

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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