

Lovely renovated 4 bedroom stone house with garden and stunning views, in pretty village.

EXCLUSIVE



INFORMATION

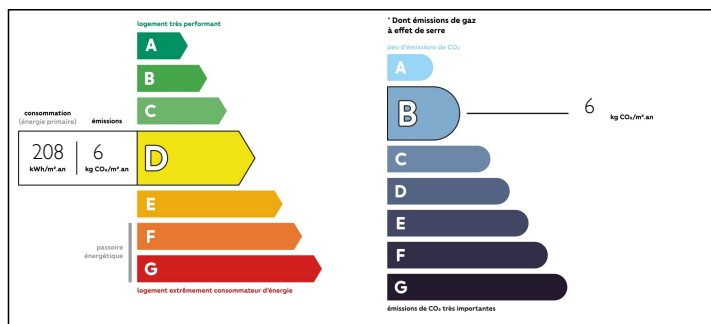
Town:	Comigne
Department:	Aude
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	604 m2

IN BRIEF

Lovingly renovated village house, south-facing, with superb views towards the Alaric mountain. Ideal as a holiday house or as a permanent home, the accommodation includes a large family living room with fitted kitchen, a second sitting room currently used as a games room, 4 bedrooms and 2 shower rooms. There is a large garden, fully enclosed, with 2 terraces for outdoor living. There is a garage / store and space for off-road parking. The village has a lively social life and a weekly farmers market. Shops and restaurants can be found in nearby Capendu. It is well-situated between Carcassonne and Narbonne, and only 40 minutes from the Mediterranean coast.



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: 1213 EUR

NOTES

DESCRIPTION

A beautiful white-painted traditional village house, with shutters painted to match the blue sky above, tucked away at the end of a quiet street in this lively village. Once inside the gates you are in a secluded garden with fruit and olive trees, and sunny terraces with open views across the countryside to the mountains.

This could be an ideal holiday house to escape to, or a permanent home in a peaceful location.

The house itself has been renovated over the last 20 years by the current owners, and is both comfortable and stylish, with lots of period features retained to add to the charm of the property.

You enter into a large living / dining room with log-burning stove and an open-plan fitted kitchen area with modern appliances. The south-facing windows make this a lovely bright room.

Behind the living room is a central hallway with a large walk-in storage cupboard, and stairs to the first floor. The hallway leads into the second sitting room, currently used as a games room, with window to the back.

On the first floor you find the master bedroom with original tiled floor, and en-suite shower room, with shower, washbasin and WC.

There is a second double bedroom, and a family shower room with shower, double basins and WC.

A small staircase leads to the second floor, which has a character all of its own, with exposed stone walls and wooden beams.

There is a family bedroom, flooded with light from the 2...