

A lovely 3 Bedroom, 2 Bathroom, Detached, Traditional House on the edge of a popular Village

EXCLUSIVE



INFORMATION

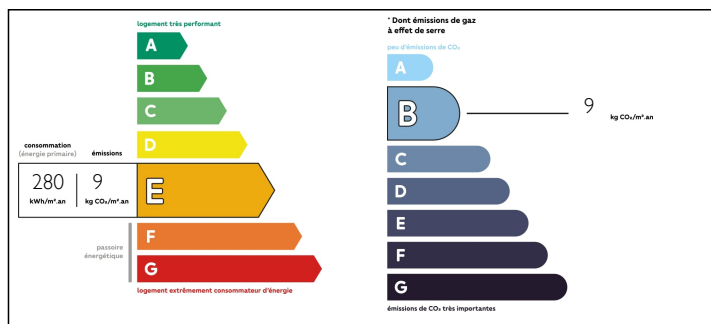
Town:	Cucugnan
Department:	Aude
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	7281 m2

IN BRIEF

The house is located on the edge of a well known Village which has four restaurants, A bistro as well as a working windmill which has a nationwide reputation for its breads and ice creams there are also quite a few Wineries, as it is on the famous Wine route of the region and is also close to two Cathares Chateaux, and deep gorges known for their swimming and canyoning, The whole region is a popular tourist destination so being half way between the sea and the ski slopes makes it a desirable house should one want to rent it out in the seasons.

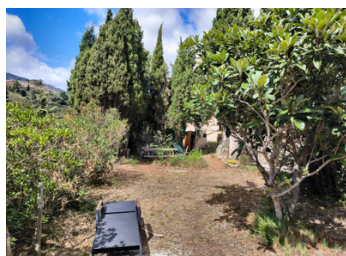


ENERGY - DPE



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: 550 EUR

NOTES

DESCRIPTION

The house itself has a slightly quirky arrangement, that adds to its charm, in so much that the entry door opens into a living/dining room on the middle floor which has a lovely traditional wood burning fireplace. The modern, bright, independent, fitted kitchen is off to one side. There is a large glazed entry into a Double Bedroom with new ensuite bathroom.

Upstairs the owners have created another Large Double Bedroom with ensuite shower room and dressing room with access to the rear garden. There is a good sized, airy living room which leads onto a terrace with amazing views .

On the bottom floor there is another double bedroom and a laundry/utility room.

The garden is comprised of a few terraces and is filled with local trees and shrubs, it is large enough for a swimming pool if required, the garden leads down to a garage with a storage room above it.

The remainder of the plot is given over to wild garrigue.

The house is in excellent condition requiring no work and is available in a furnished condition so all one needs to do is arrive , place one suitcases on the floor and start living the dream

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