

Stunning 'maison de maitre' with 4 bedrooms ensuite. separate apartment. garage. large pool, in quiet garden

EXCLUSIVE



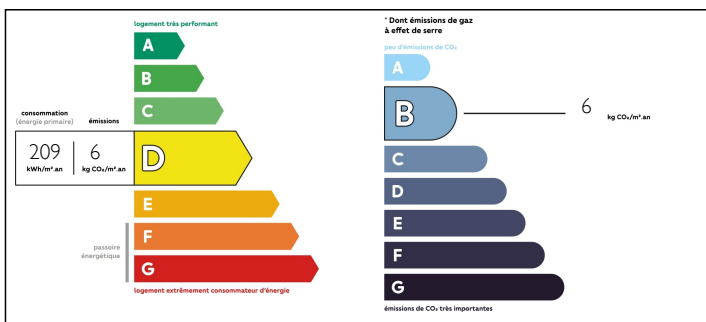
INFORMATION

Town:	Pépieux
Department:	Aude
Bed:	5
Bath:	5
Floor:	450 m2
Plot Size:	398 m2

IN BRIEF

Entirely renovated with great care and attention, the main house composed of four bedrooms -one on the ground floor and 3 on the first floor, each with ensuite bathrooms -, sitting room, dining room, large fitted kitchen, utility room and study/atelier/hobby or TV room. A newly renovated one bedroomed apartment, modern open-plan living area with exposed stone walls, beautiful reclaimed wooden floor and reversible A/C. It has two entrances, separate from the main house . A garage, large enough for 2 vehicles (campervan and/or cars) is attached to the house. A peaceful garden with large pool.

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: 2727 EUR

NOTES

DESCRIPTION

The property is fully walled with gates leading into the grounds and parking area.

The Garden: 900m² plot with a tiled 13x6m swimming pool (perfect for training lengths) and surrounding terrace areas with barbeque. The low maintenance garden is planted with big, beautiful, shady trees and drought-resistant shrubs.

The House: Ground floor: there are two entrances, one from the street and one from the garden, connected by the hallway. An office/TV/games room, a bedroom with ensuite bathroom, a large kitchen with open fireplace and working chimney, a utility room, a WC, a dining room with woodburner and a cozy sitting room with woodburner.

First floor: The curving staircase up to a landing leading to 3 large ensuite bedrooms. Off this landing a double door leads to an independent 100m² apartment with an open-plan living/dining/kitchen area opening onto a private terrace of about 40m² through sliding glass doors,. There is a large ensuite bedroom.

Second floor: a loft space is the entire length of the house with fiberglass insulation. It has windows and a skylight.

There are 2 electric hot water tanks to supply the house, of 200L and 300L.

The roof was renovated in 2008 and the section over the apartment was replaced in the year 2000.

The Village: The village of Pépieux is in a very active, wine-producing region and it has its own wine co-operative together with notable independent producers, a good selection of amenities: there is a post...