

Detached character 4 bedroom, 2-bathroom house with a garden and beautiful views

EXCLUSIVE

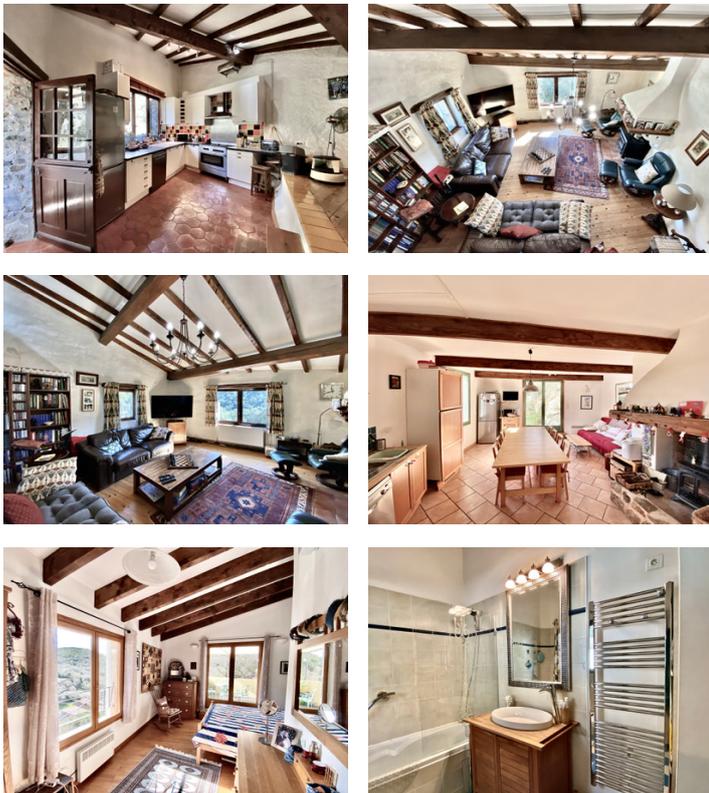


## INFORMATION

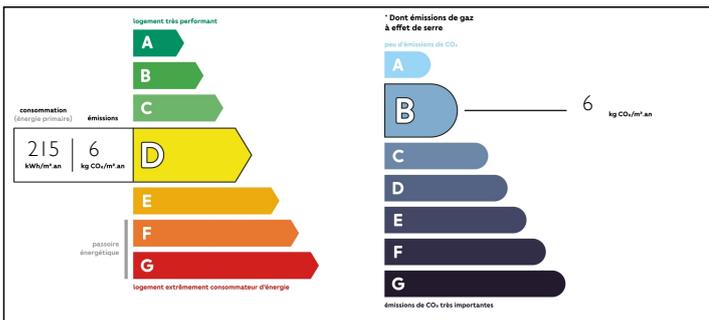
Town:	Palairac
Department:	Aude
Bed:	4
Bath:	2
Floor:	178 m2
Plot Size:	1168 m2

## IN BRIEF

Located in a quiet picturesque village about 15 minutes drive from most amenities in a region known for its vineyards and historic chateaux. This character house with its stone walls and exposed beams, will be the perfect home for those looking to get away from the hubbub, to a place where peace and quiet is a prerequisite, and quality of life the most important. With 4 bedrooms, 2 kitchens and 2 bathrooms, this house also offers the possibility that either half could be rented out to supplement one's income or be used by members of the family who want to retain a certain independence whilst visiting.



## ENERGY - DPE



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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

This delightfully characterful house consists of 2 parts, one half being an older traditional stone house with the other half being of more recent construction, yet somehow it works beautifully!

The older part is an upside down house. It has a lovely ambiance with exposed stones on the inside and out, Languedocien fireplace and wooden beams. On the top floor is an open plan fitted kitchen which overlooks the rear garden with barbecue area, and old chateau walls, and a formal dining area which overlooks the lounge below. On the floor below the lounge is large and airy with a wood burning stove which powers the central heating, and an office area. There are also 2 cosy bedrooms, bathroom and W.C.

The other half of the house provides on the ground floor a large airy living/dining room with open plan fitted kitchen and Languedocien fireplace with wood burner and patio doors opening onto a terraced garden with vegetable plot. There is also a laundry room/ pantry and a modern bathroom with W.C. Upstairs a master bedroom, which opens onto a lovely sunny south facing terrace with panoramic views, a second bathroom and a smaller 4th bedroom.

There are various outdoor areas and to the side of the house a plot with space to park several cars.

One plot of land would be suitable to have a swimming pool installed.

The whole house is in excellent condition and requires no work at all...

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

## NOTES