

A Superb Large 4/5 Bedroom Family House with Large Garden



INFORMATION

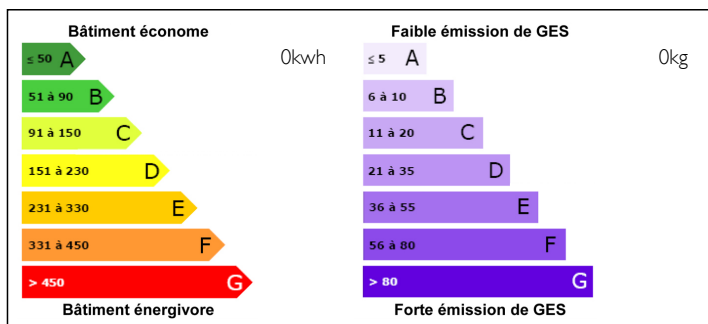
Town:	COUIZA
Department:	Aude
Bed:	5
Bath:	1
Floor:	143 m2
Plot Size:	1274 m2

IN BRIEF

Located less than 40 minutes from the nearest airport in a quiet Village near to all amenities and a super Sunday Market, and less than an hour to the ski slopes in a historic region with Cathare Castles , white water rafting, Nature walks, cycle tracks, and Fishing to name some of the pastimes available, this house will tick many peoples boxes



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

Set in a large garden with mature trees and a well , this house oozes quality, from the marbled tile floors to the wrought iron balcony overlooking the front garden, it is superb. In the garden there is a large built in barbeque and at the bottom of the garden a brick built poulailler and workshops.

The house consists of an impressive entry door, into a hallway that runs through the house to the right a large kitchen of some 18sm and to the left a dining room/ living room with fireplace of some 32sqm. further along the hall is a cloakroom and access to the garage.

On the floor above there are 2 bedrooms of 12sqm and 2 bedrooms of 14 sqm, plus a fifth bedroom or office with sliding doors onto the balcony over the front door. The house is in an excellent condition, However It does need to have a new kitchen fitted and some people might feel the bathroom as well even though it is in excellent condition, however even with these small jobs the house is very well placed price wise, it has a very nice atmosphere of peace and tranquility about it.

LOCAL TAXES

Taxe foncière: 1 600 EUR

NOTES