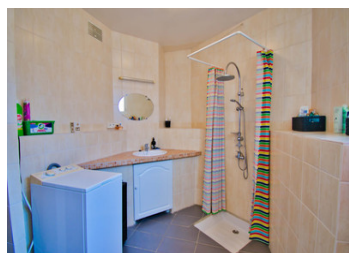


House with 3 bedrooms and stunning views. Terrace. In a quaint village with all amenities.

EXCLUSIVE



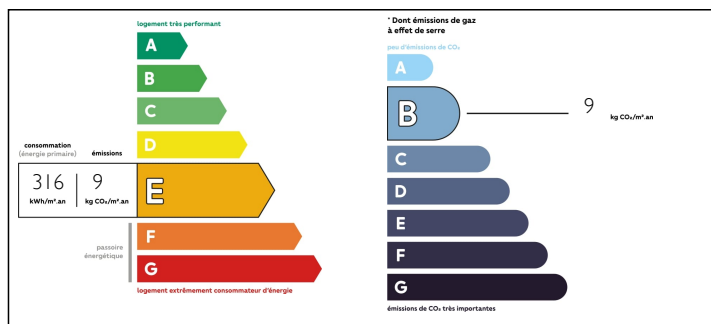
## INFORMATION

Town:	Axat
Department:	Aude
Bed:	3
Bath:	1
Floor:	68 m <sup>2</sup>
Plot Size:	100 m <sup>2</sup>

## IN BRIEF

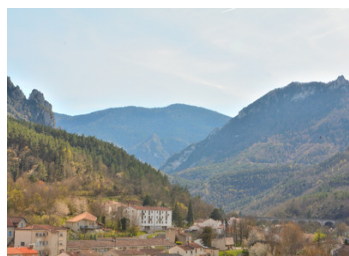
Situated in the heart of a pretty village, in the foothills of the Pyrenees. This gorgeous village house ticks so many boxes. Everything you need is on your doorstep and an apero on the terrace to absorb the scenery is waiting for you at the end of the day. 1 hour from both Carcassonne and Perpignan airports; 2 hours from Toulouse, Beziers and Girona airports. 1 hour from the Mediterranean beaches; 1 hour 30 from Spain. Skiing at Mijanes (30 mins); Camurac (45 mins); Formigueres and Les Angles (1 hour) and Ax Les Thermes (1 hour 15). White water rafting & canoeing & public swimming pool (5 minutes) and the Red Tourist train, which runs 60km from Axat to the Coast (10 mins). Additional photos available - please do not hesitate to ask..

## 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

Ground Floor:

Entrance Hall with wood burner (6.3m<sup>2</sup>);

Bedroom 1 with storage room (13m<sup>2</sup>);

First Floor;

Lounge/Dining Room: (16.4m<sup>2</sup>);

Kitchen area: (5m<sup>2</sup>);

Shower room with WC (6m<sup>2</sup>).

Second Floor:

Bedroom 2 (12.4m<sup>2</sup>);

Bedroom 3 (9.3m<sup>2</sup>).

Outside:

Decked Terrace (16m<sup>2</sup>);

Wood store

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

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## LOCAL TAXES

**Taxe foncière: 548 EUR**

## NOTES