

Charming village house to renovate, with fabulous views, close to the Pyrenees.

EXCLUSIVE

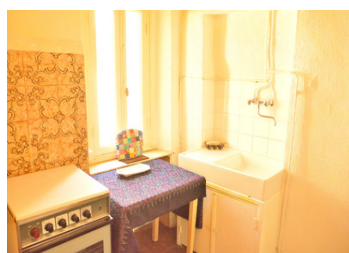


INFORMATION

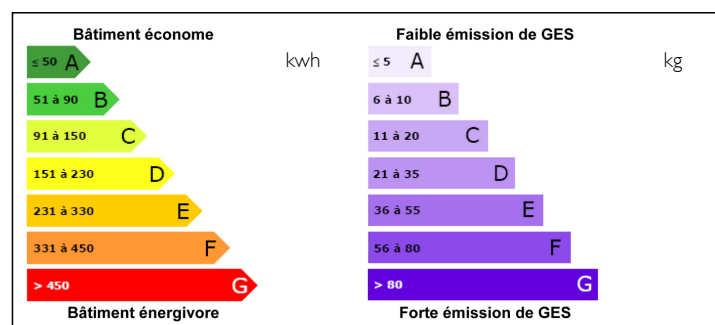
Town:	Puilaurens
Department:	Aude
Bed:	2
Bath:	1
Floor:	34 m2
Plot Size:	45 m2

IN BRIEF

This charming little house is situated in a lovely village, with panoramic views towards the Château de Puilaurens and the foothills of the Pyrenees. Although partially restored by the current owner, with a bit of updating and improvement this could become your perfect pied-a-terre to escape to in the South of France. The property benefits from a sunny courtyard garden which is very unusual for a village house in this price range.



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: 322 EUR

NOTES

DESCRIPTION

From the village there are 1€ transport links to Carcassonne and Perpignan; 50 minutes to Perpignan airport; 1 hour to Carcassonne airport; 2 hours from Beziers and Toulouse airports. 10 mins from Axat with its amenities. Public swimming pool; white water rafting and seasonal tourist train 10 minutes. Swimming lake 25 minutes; 45 minutes to the nearest ski resort; 1 hour to the medieval walled city and golf club at Carcassonne. 1 hour from Mediterranean beaches and 1 hour 30 from Spain

Ground Floor:

Garage (13.8m²) leading to the garden (approx 11m²)

Bathroom with WC (2.25m²).

First Floor: (Accessed via the garage and an external staircase in the garden at the rear of the property.)

Lounge (13m²)

Kitchen (5m²)

Narrow spiral staircase to the Second Floor:

Bedroom (8.5m²)

Bedroom/Study/Dressing Room (7m²)

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

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