

Renovation Project!! 10 mins from Montolieu !

EXCLUSIVE



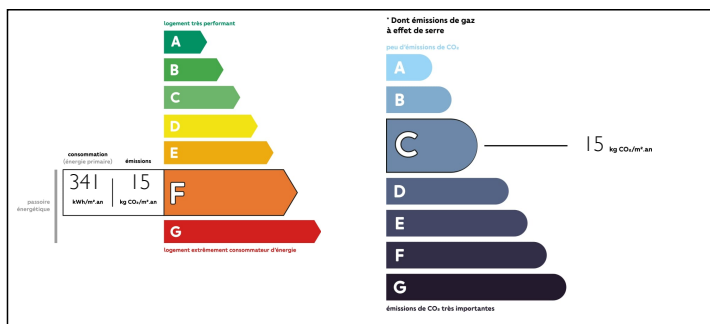
## INFORMATION

Town:	Saint-Denis
Department:	Aude
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	0 m2

## IN BRIEF

This beautiful characterful property is situated 10 minutes from the village of Montolieu in the South of France. Great living space overlooking an attractive village square with trees and a fountain. Carcassonne is only 20 minutes away, with an airport and train station. It is perfect for a lock up and go.

## 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.



## NOTES

## DESCRIPTION

Large house in the square of a typical small village in the Aude. It has a grand façade with large windows overlooking the square. Inside, the house is full of quirky original features.

Renovation project....

Upon entry in to the house you find a large dining room, and to the right is the living room. On the ground floor there are also a WC and laundry room.

Living Room = 28,12m<sup>2</sup>

Dining Room = 20,86m<sup>2</sup>

Kitchen = 10,22m<sup>2</sup>

Garage = 12,42m<sup>2</sup>

1st floor

Bedroom = 14,6m<sup>2</sup>

Bedroom = 18,79m<sup>2</sup>

Dressing = 9,35m<sup>2</sup>

Shower Room = 3m<sup>2</sup>

Bathroom = 5,29m<sup>2</sup>

2nd floor

Attic = 33m<sup>2</sup>

Attic = 30,64m<sup>2</sup>

Furniture is included in the Sale.

House in need of work, renovators dream.

Needs modernisation and renovation throughout.

Carcassonne is 23km, Montolieu is 8km.

More information upon request.

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