

Gorgeous 3 bed character property, in Couiza. 5 min walk to bars, bakery, restaurant.

EXCLUSIVE



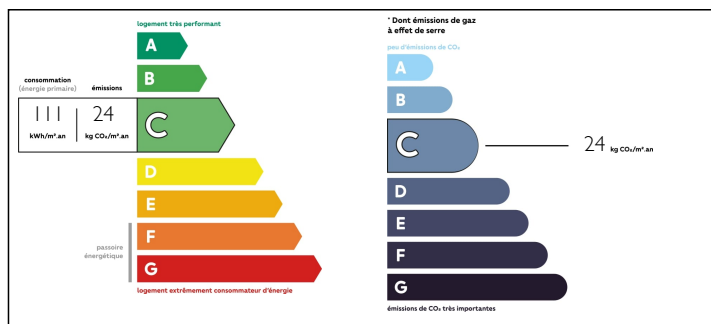
INFORMATION

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|-------------|--------|
| Town: | Couiza |
| Department: | Aude |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 203 m2 |
| Plot Size: | 20 m2 |

IN BRIEF

This stunning house is situated in a village near Rennes-le-chateau in a village that has Restaurants, supermarket, bakery, chemist and doctors. Expertly renovated, with plenty of character and charm Perfect for entertaining your family and friends, in the centre of the Cathor region with short trips to the Méditerranéen and Ski resorts. The village has a lively community spirit with all you require in a larger village including doctor, pharmacy, post office and schools. Surrounded by nature, it's a paradise for sports activities and meditation. Daily public transport, for easy connectivity to rail and airport links . You can drive for day trips to Andorra, Spain and the best beaches of the Mediterranean. Nearest Airports Carcassonne, Perpignan, Toulouse, Barcelona.

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: 2391 EUR

NOTES

DESCRIPTION

This beautifully renovated village house in the centre of Couiza.

With in walking distance to all amenities in the village.

Ground Floor:

Entrance hall (8.8m²);

Reception room (35.7m²);

Utility room (28m²);

Summer kitchen (4m²);

Independent WC (1m²);

Covered & open courtyard (9.8m² & 5m²).

First Floor:

Kitchen/Dining room (30.3m²) with door to the terrace (10m²);

Lower lounge (29.6m²);

Upper lounge (26.6m²).

Second Floor:

Landing (4.6m²);

Master bedroom (24.3m²) with dressing area (5m²);

Ensuite bathroom with WC (5m²);

Bedroom 2 (16.4m²);

Bedroom 3 (10m²);

Shower-room with WC (5.4m²).

This house is situated, only 20mins from Limoux and 20 mins from Quillan

More information upon request

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