

UNDER OFFER - I-bedroomed stone bijou in a delightful Corbières village, with roof terrace and storage cellar.

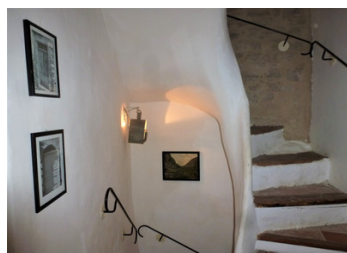
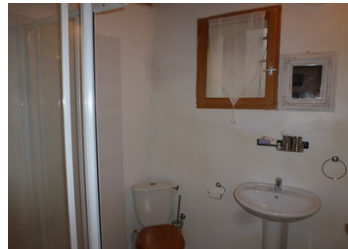


INFORMATION

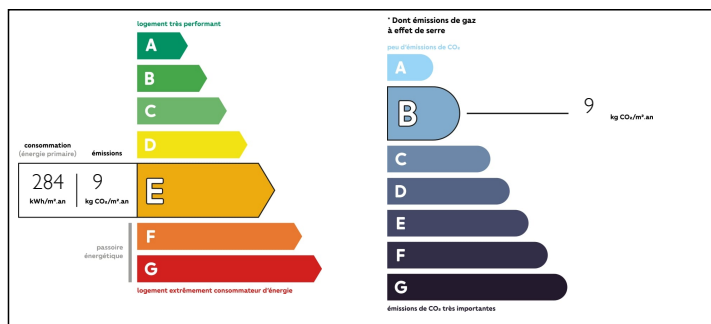
Town:	Tournissan
Department:	Aude
Bed:	1
Bath:	1
Floor:	44 m ²
Plot Size:	5 m ²

IN BRIEF

In super condition and brimming with character, this lovely little house offers a pied à terre in this charming village near St Laurent de la Cabrerisse. It's a lock-up-and-leave, all in stone, set in a very quiet corner of the village, away from traffic, and is sold fully furnished. It offers a kitchen/dining room, a bedroom, a shower room and a living room, plus terrace with view and a storage cellar.



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

Away from the main road through the village, there is plenty of parking near the house. An archway takes one onto a quiet stone-paved entrance courtyard, where there are ancient stone steps leading to the front door. Also, there is the ground-floor cellar of 13.4m² below the house, which acts as a utility room as well as a storage space.

The east-facing stone façade welcomes you into the lovely kitchen/dining room of 14.7m², with its timber cupboards, exposed ceiling beams and curving traditional stair leading up into the house.

On the first floor are the charming bedroom of 8.3m² and the 3.3m² shower room.

The living room, on the second floor, with an exposed stone wall, is 11.9m² and has glazed double doors leading onto the south-facing terrace of 5.3m², which has views across roofs to the church and the plane trees, with wooded hills behind.

There is electric heating, a washing machine and tumble drier in the cellar, (as well as the hot water heater). The roof was renewed in 2014, and the taxe foncière was 330€ last year.

All amenities are 3.7 km away in St Laurent de la Cabrerisse.

In Tourmissan are a café/restaurant and a tavern vigneronne, and the village is 10 km from Fabrezan, 7 km from Lagrasse, 19 km from Lézignan-Corbières, 32 km from Narbonne, 43 km from Carcassonne, 47 km from the sea and 108 km from Spain.

Information about risks to which this property is exposed is available on the Géorisques website :...

LOCAL TAXES

Taxe foncière: 330 EUR

NOTES