

Immaculate stone house in a country hamlet 30minutes from Carcassonne...

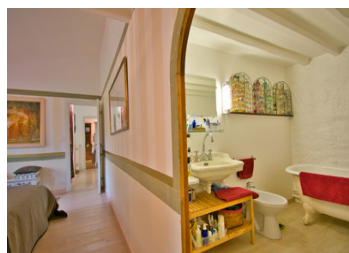


INFORMATION

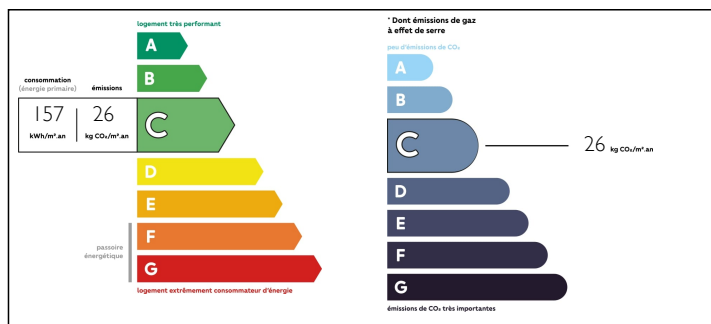
Town:	Fajac-en-Val
Department:	Aude
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	60 m2

IN BRIEF

This beautiful well presented house is in excellent condition, move in ready. Whether you are looking for a permanent home or a holiday home this is the perfect retreat. No work needed !! it is situated in a hamlet with nothing but nature and views, Only 30 mins from Carcassonne.



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

This beautiful house has been renovated exceptionally, with a fully functioning kitchen, open plan living and dining.

From all parts of the house there are incredible views looking out to nature.

Upon entry from the terrace you are welcomed with an sense of beauty. On the right there is the kitchen, living/dining room, with a beautiful wood burner.

To the left is the sitting room, which has a large window with views to the corbieres.

The next room is the laundry room with a WC, there is plenty of storage space here.

Upstairs there are 3 bedrooms, There is a master suite with bathroom and small office space. One of the bedrooms has a mezzanine.

Family shower room with WC

Large dressing room.

On the top floor there is another bedroom, with a space that could be used as an office.

There is an alarm.

If you are looking for a permanent home or second residence that is perfect for entertaining and easy to maintain then this is the perfect house for you.

- *GPL
- *New Bosch boiler, 2 years old
- *Woodburner
- *Part double glazed.
- *Terrace
- *South facing

More information upon Request

LOCAL TAXES

Taxe foncière: 959 EUR

Taxe habitation: 859 EUR

NOTES