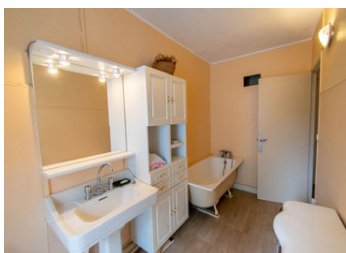


A Lovely Bright 3 Bedroom Village House with a garden and Great Views



INFORMATION

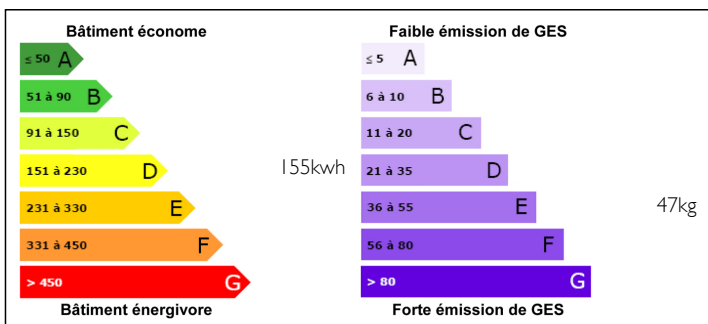
Town:	Belvianes-et-Cavirac
Department:	Aude
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	45 m2



IN BRIEF

located in a popular village a couple of minutes outside Quillan in a region known for its deep gorges with white water rafting and hills with running and cycle trails also roughly halfway between the beaches and the ski slopes. this house will tick most of the boxes for anyone wanting a holiday home or even a family home for those needing to keep costs down. The house is available in furnished condition.

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: 850 EUR

NOTES

DESCRIPTION

This bright and airy terraced village house requires really just decorating to taste, however there is an insulated attic that could provide 2 further bedrooms if required and has a large basement which gives access to the garden which could also be converted to provide another large living space. However the house currently consists of an entry hall leading to an equipped kitchen with dining area and a decent sized living room with lovely views and a fireplace. On the floor above there are 3 bedrooms and a bathroom. The current condition is a little old fashioned but perfectly habitable with a nice clean friendly atmosphere.

Entree = 4.6 m²

Living room = 28.5 m²

Kitchen = 13.3 m²

Cave = 25 m² + 25 m²

Bedroom 1 = 13.7 m²

Bedroom 2 = 13.8 m²

Bedroom 3 = 11.7 m²

Bathroom = 6.5 m²

WC = 1.2 m²

Grenier 17 m² + 14 m²

More information upon request

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