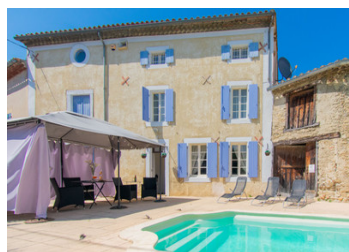


Beautiful Maison de maitre with 4 beds, swimming pool and room to expand. Near limoux



INFORMATION

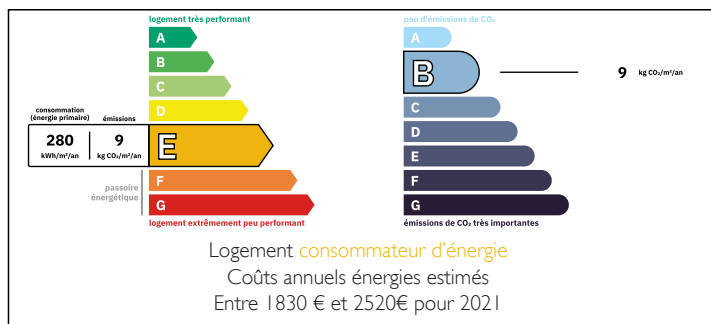
Town:	Lauraguel
Department:	Aude
Bed:	4
Bath:	1
Floor:	129 m2
Plot Size:	150 m2



IN BRIEF

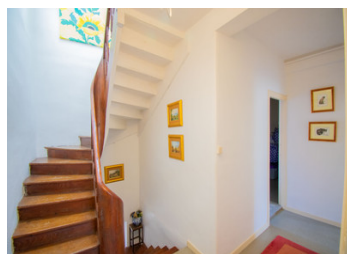
Maison de maitre with four big bedrooms, and large swimming pool in a paved garden and room to expand with a barn and space above the garage.. Very good property for a family home or holiday with large living space leading into a separate Kitchen. Excellant for a lock up and go low mantainance. Positioned well in a rural village not far from Carcassonne with an airport and train station. Only 10mins to Limoux

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: 900 EUR

NOTES

DESCRIPTION

Beautiful Maison de maitre house situated in the village of Lauraguel only 10 mins from Limoux.

The house has 4 bedrooms so ample room for family and friends.

On the ground floor there is an open plan living, dining and kitchen area, that leads out to the garden and pool area.

The garden is south facing, getting the sun all day

Ground floor

Living room 18.2m²

Kitchen 8.5m²

WC 2m²

first floor

Bedroom 1 = 11.9m²

Bedroom 2 = 12.5m²

Bathroom = 4.4m²

Cupboard = 7m²

Landing = 4m²

Second Floor

Bedroom 3 = 25m²

Bedroom 4 = 11m²

Landing = 2.2m²

Other

Barn 33m²

Garage 25m²

Space above garage 27m² + 10m²

This house has room to expand if you wanted to.

Chimney

Larage garage

In ground pool

Barn that could be converted in to a summer kichen or a studio apartment