LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36665CED11 Price: 153 000 EUR

agency fees to be paid by the seller

Delightful 5 bedroom house with a separate gite, garden, terrace and workshop, 2 bathrooms.

EXCLUSIVE















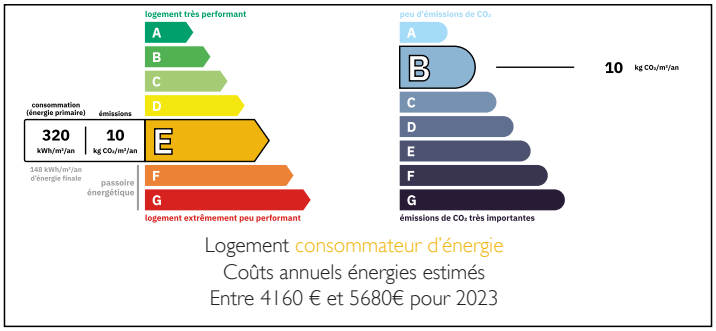
INFORMATION

Town:	Axat
Department:	Aude
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	30 m2

IN BRIEF

This delightful 5 bedroom home is centrally located and within walking distance of its many amenities. Situated in the picturesque and lively town of Axat in the Pyrenees in the Upper Aude Valley, which is home to its very own tourist train that operates during the summer between Axat and Rivesaltes. Equidistant for the international airports of Carcassonne and Perpignan (approx. 1 hour drive) and a similar distance to the beautiful Mediterranean beaches and the Spanish border is 2 hours away! Axat boasts its own municipal swimming pool and the River Aude runs through the town, dubbed locally as the "Capital of white water sports". During the winter the Mijanes ski station (16.4km) is one of many resorts for winter sports nearby.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4160 € et 5680€ pour 2023

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.

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LOCAL TAXES

Taxe habitation:	**1348 EUR**

NOTES

DESCRIPTION

Ground floor:
Fully equipped kitchen which is open to the lounge/dining room with full length windows and folding wooden shutters providing a light and airy space of 48m2. Stairs leading to,
First floor: Large lounge with feature fireplace and two double doors opening onto balcony area & separate craft room (bedroom) Total of 35m2. Bathroom with bath and overhead shower (8.3m2) stairs leading to,
Second floor: Two spacious and light bedrooms of 18.1 & 18.4m2 plus another room of 8.64m2. Door to a gite of 32m2 with its own private front door to the side of the property. It is currently configured as an artist studio with a kitchen and dining area. Bathroom with shower and separate WC 4m2.
The property also includes a workshop to the rear of 40m2 and various stepped terrace/garden areas of 30m2 in total.
This property offers a range of possibilities from comfortable and spacious family home, holiday home or rental income. Don't miss out and book your viewing today!

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