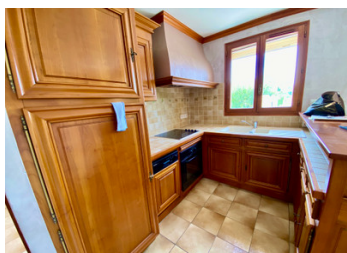


Pretty and private. House on one level with 3 bedrooms, 2 bathrooms on big sunny plot with garage



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Tournissan |
| Department: | Aude       |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 98 m2      |
| Plot Size:  | 780 m2     |



## IN BRIEF

Airy light house with 2 large bedrooms and one family bathroom. Open-plan living area with dining area and sitting room leading out to the back garden, through glass sliding doors.

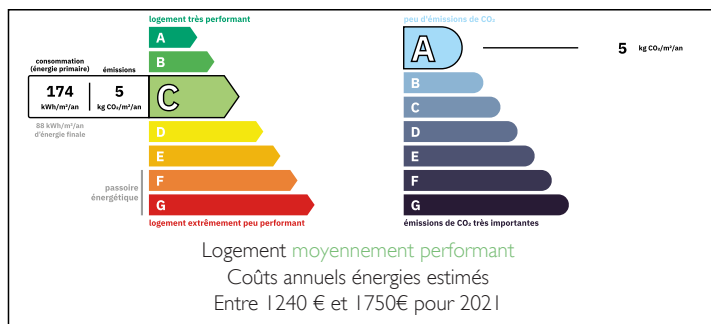
Open kitchen with breakfast bar.

Separate apartment, off the passageway, with small kitchen, extensive built-in cupboards and living area with glass sliding doors, going out to the front of the property. Separate toilet . Bedroom with beautiful, walk-in, large Italian shower and intergrated washbasin and under cupboard.

The property is fully enclosed by a wall and fencing, with a gate and driveway, leading to the large garage at the bottom of the property.

The garden is laid to lawn and indigenous shrubs and a large above-ground pool is installed.

## 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

The village of Tourmissan is in the beautiful Corbières region, home to many great wine domaines. It has a bakery, a small grocery shop and wine shop and several good restaurants close by, particularly in St Laurent de Cabrerisse, the next door village.

Airports close by:

Carcassonne - 57 kms

Beziers -84 kms

Montpellier - 106 kms

Toulouse - 117 kms

Nearest train station Lezignan - 20 kms

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

## LOCAL TAXES

Taxe foncière: 1379 EUR

## NOTES