LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40225VS11 Price: 129 950 EUR

agency fees to be paid by the seller

Perfect main or second home with 4 beds 2 bath, with courtyard















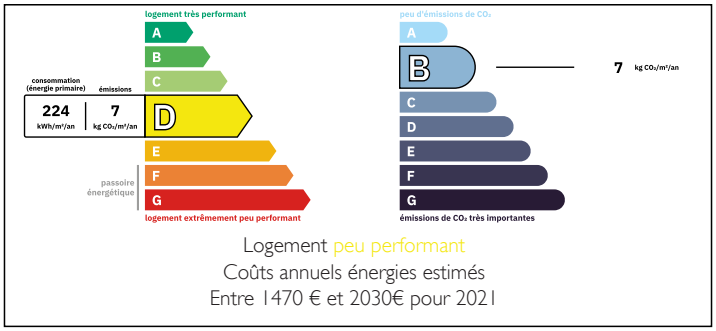
INFORMATION

Town:	Sainte-Colombe-sur-l'Hers
Department:	Aude
Bed:	4
Bath:	2
Floor:	108 m2
Plot Size:	25 m2

IN BRIEF

This stunning house has nothing to do, open plan living and dining, leading out to a beautiful courtyard. 4 bed, 2 bath.
Ideal first home or second resident.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1470 € et 2030€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

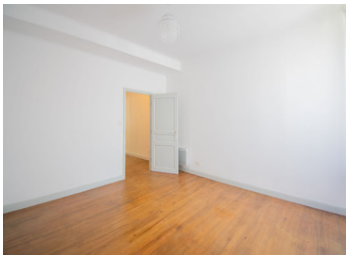
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LOCAL TAXES

Taxe foncière:	**439 EUR**

NOTES

DESCRIPTION

Stunning Move-In Ready Home – 5 Minutes from Chalabre, Near Lac de Montbel

This beautifully renovated 4-bedroom home is presented in immaculate condition — move-in ready with absolutely nothing to do. Situated in a charming village with amenities, just 5 minutes from the market town of Chalabre and close to the scenic Lac de Montbel, it offers the perfect blend of comfort and convenience.

The bright, open-plan living and dining area flows seamlessly out to a private 25m² courtyard — ideal for entertaining, dining al fresco, or simply relaxing in the sunshine. Each level features its own bathroom, making the home practical and well-suited for family living or guests.

A truly stunning property that combines modern comfort with village charm — ready to be enjoyed from day one.

Located only 1 hour from the UNESCO World Heritage city of Carcassonne,

Ground Floor

Kitchen = 20m²
Living Room = 15m²

1st Floor
Bedroom 1 = 15.9m²
Bedroom 2 = 8.8m²
Bathroom = 3.8m²

2nd Floor
Bedroom 3 = 16.4m²
Bedroom 4 = 9.3m²
Bathroom = 3.2m²

Outside courtyard 25m²

More information upon request

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