LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41647NE11 Price: 170 000 EUR

agency fees to be paid by the seller

Stone Village House with Garden and Large Terrace Near Castelnaudary















INFORMATION

Town:	Issel
Department:	Aude
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	250 m2

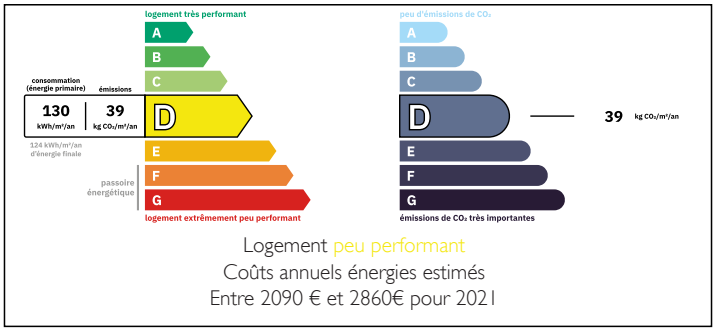
IN BRIEF

Nestled in the pretty village of Issel you will find this delightful property, with a generous garden and rear terrace. It would make a perfect home for a small family or a low maintenance holiday home for anyone wishing to visit this beautiful part of France. Located just 10 minutes from the home of Cassoulet, Castelnaudary and the Canal du Midi, you have all key amenities within easy reach.

The property has a large living and dining room with a generous separate kitchen and adjoining utility room/pantry. There are three bedrooms and two shower rooms on the first floor and the attic space gives you the option to expand if required. As well as a lush front garden, there is a terrace that leads off the living area and a double garage for a vehicle or a workshop.

The village...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2090 € et 2860€ 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.
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DESCRIPTION

In the centre of the charming village of Issel with its church and recently resorted square, you will find this delightful property. The front door, just below the church and mairie, leads into a hallway, to the left is a spacious kitchen, with integrated appliances and central island. There is a pantry and utility room that has access to the rear garden and plenty of room for extra storage. The main living area with a spacious lounge and open dining area has access to the rear terrace.

Stairs from the living area lead to a landing on the first floor with access to all three bedrooms. There is a large family bathroom with shower and an additional toilet and shower room. There is access to the attic with two large rooms providing potential for extra bedrooms or living space.

The property has been extensively renovated by the current owner and has double glazing throughout, with oil fueled central heating. The property is move in ready with no work required to make it your perfect home.

The front of the property has a garden of around 100m2 with some mature trees and plenty of space to sit and enjoy the peace and quiet of this idyllic French village. To the rear, with access directly from the living area, is a spacious wooden terrace of around 50m2, ideal for al fresco dining or enjoying your morning coffee as the sun rises over the village. There...

NOTES

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