LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43433NNK11 Price: 87 000 EUR

agency fees to be paid by the seller

Charming 100 m mountain village home in Escouloubre, with courtyard-terrace by a stream















INFORMATION

Town:	Escouloubre
Department:	Aude
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	40 m2

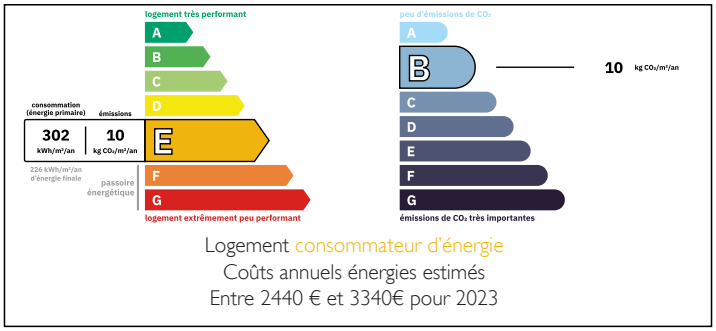
IN BRIEF

In the village of Escouloubre, in an exceptional natural setting, discover this charming family home of approximately 100 m², featuring a courtyard beside a stream.

The house includes:

A kitchen with a fireplace fitted with a wood-burning insert;
A spacious living room, currently arranged as a bedroom with a shower adapted for people with reduced mobility;
Two bedrooms;
A bathroom;
Three toilets;
An additional shower;
A summer kitchen on the ground floor;
A balcony;
A pleasant terrace bordering a stream.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2440 € et 3340€ 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.

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:	**550 EUR**

NOTES

DESCRIPTION

The ground floor comprises an entrance hall, a shower and toilet, and a summer kitchen that also serves as a laundry room.

On the first floor, you will find a kitchen and a living room, currently converted into an accessible bedroom for a person with reduced mobility.

The second floor features two bedrooms (or one bedroom and a home office, depending on your needs), a bathroom, a mezzanine area, and access to the balcony.

Outside, the property offers a terrace bordered by a stream.

Winter sports enthusiasts will appreciate the proximity of the ski resorts of Mijanès-Donezan Ski Resort, Puyvalador, Les Angles Ski Resort, and Formiguères Ski Resort. In every season, lovers of nature, hiking, and wide-open spaces will enjoy the peace, fresh mountain air, and ideal surroundings for relaxation and rejuvenation.

Escouloubre is a charming village in the Aude Pyrenees, located in the historic region of Pays de Sault at an elevation of 960 meters. One of the highest villages in the Aude mountains, it is known for its authentic granite-and-slate houses and its remarkable church, which is listed as a historic monument.

The village is located approximately:

20 km from Axat
35 km from Quillan
50 km from Limoux
88 km from both Carcassonne and Perpignan

Key takeaway: This is a modest-sized home tucked away in a quiet mountain village, very adaptable as a vacation home, a streamside setting, and easy access to both hiking and several ski resorts in the eastern