LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43836SAB11 Price: 280 000 EUR

agency fees to be paid by the seller

Capendu - spacious family home with business potential.















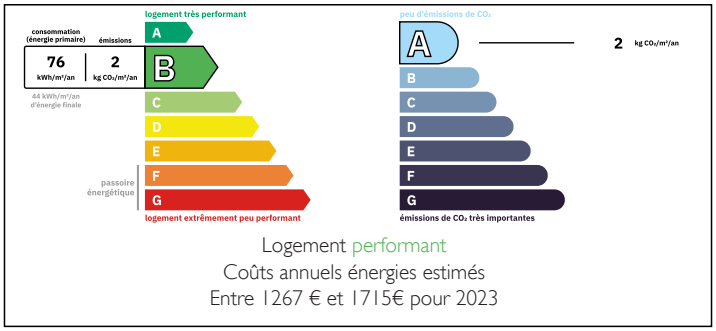
INFORMATION

Town:	Capendu
Department:	Aude
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	740 m2

IN BRIEF

Spacious family home with 5 bedrooms and space for developing further accommodation or business opportunity.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1267 € et 1715€ 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

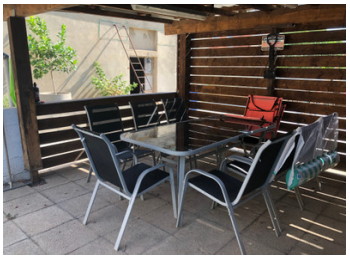
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43836SAB11 Price: 280 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2748 EUR**

NOTES

DESCRIPTION

Coming into this property, you walk into a vast open plan living, dining and kitchen area with an office area to your right and a ground floor bedroom. To the left you have access to the garage and workshop which has lots of development opportunities. To the back of the house, you have a bathroom, laundry and a WC. There are also 2 storage cupboards, one under the stairs and the other at the end of the bedroom corridor.

On the first floor, there is the main bedroom with a sitting room and access out on to a roof terrace. There are 3 further bedrooms and a family bathroom.

Outside:

The property is fully enclosed. It has an electric gate access to a forecourt with parking for 4 cars. There is a side gate giving access to the garden.

To the rear of the property is the garden with an undercover eating area and swimming pool.

The garage does need renovating, whether you are looking for further accommodation or a business opportunity, the options are there.

Location:

Capendu is a popular village due to its location to Carcassonne. It has a supermarket, restaurants, pharmacy and access to all your daily needs.

Within easy access to the Deux mers Autoroute, Carcassonne for trains and planes, Narbonne and beaches approximately 50 minutes.

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

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