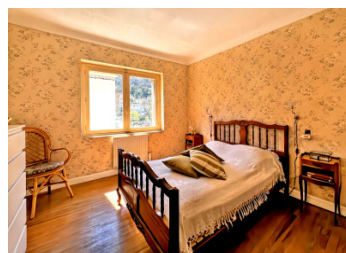
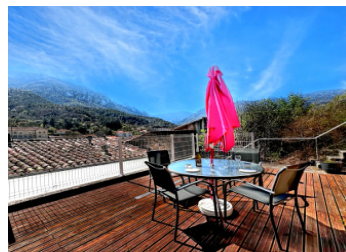
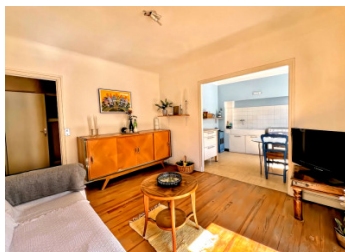


Versatile property over 4 floors comprising of 3 one bed gites with 3 bath/shower rooms, 3 WC, 3 terraces.



INFORMATION

Town:	Axat
Department:	Aude
Bed:	3
Bath:	3
Floor:	193 m2
Plot Size:	100 m2



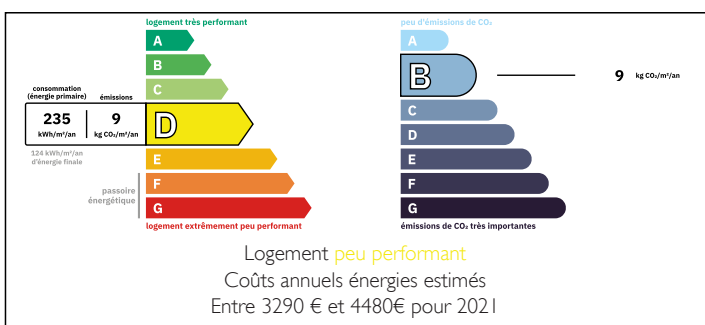
IN BRIEF

This versatile property over 4 floors offers a wealth of possibilities for potential buyers. Situated in the picturesque town Axat, nestled in the Upper Aude Valley, this tastefully decorated home awaits those looking for year round outdoor pursuits and is centrally located within walking distance of all of the amenities on offer.

The town itself benefits from a bar, restaurant, pharmacy, doctor's surgery, butchery, bakery and convenience store. During the summer season, visitors can take advantage of the heated outdoor pool and the popular tourist train, "Train Rouge", to Rivesaltes in the Pyrenees-Orientales. Water sports activities are available on the River Aude which runs through the town and in winter the nearest ski resort is a 30 minute drive.

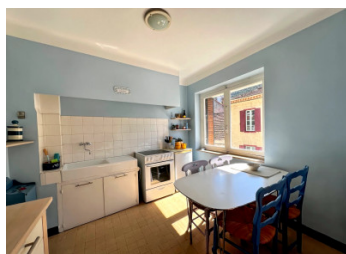
It is equidistant to Carcassonne & Perpignan airports, approximately a 1 hour drive to the Mediterranean

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.



LOCAL TAXES

Taxe foncière: 1967 EUR

NOTES

DESCRIPTION

On the ground floor is an open-plan room measuring 35.5 m², currently used as a storage room by the present owners, which could be converted into a self-contained studio or a garage and workshop (subject to obtaining planning permission).

A marble staircase leads to the first floor and the first of the three gîtes, comprising an entrance hall opening onto a 20.25 m² kitchen-dining room and lounge area, currently furnished with two single beds. There is an 11 m² double bedroom, a 3.75 m² tiled bathroom and a separate toilet.

A wooden staircase leads to the second-floor gîte, whose entrance hall opens onto a 21.5 m² kitchen/dining/living area, an 11.5 m² double bedroom, a 4.25 m² bathroom and a toilet. Cellar of 12.5 m².

On the third floor is the largest of the three holiday homes, with an entrance hall opening onto a 12 m² open-plan office area featuring double doors leading to the rear terrace. It comprises a separate 11.5 m² kitchen/dining area, a 14.5 m² living room, a 13.75 m² bedroom, a 5 m² bathroom and a toilet. 2.25 m² utility room.

Most of the rooms have stunning mountain views looking over the valley.

At the rear of the property are three levels of terraces: the first, a shaded area with an outdoor sink, is ideal for creating a summer kitchen or a 22 m² barbecue/pizza oven area.

The second terrace is wooden and offers stunning views of the mountains and the surrounding countryside (32 m²).

The third terrace,...