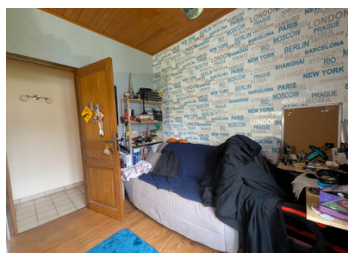
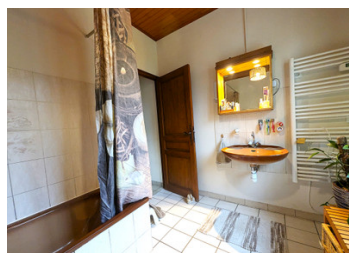


Cosy, modern hamlet house with large garden and garage. For lovers of the hills, the outdoors, peace and space



INFORMATION

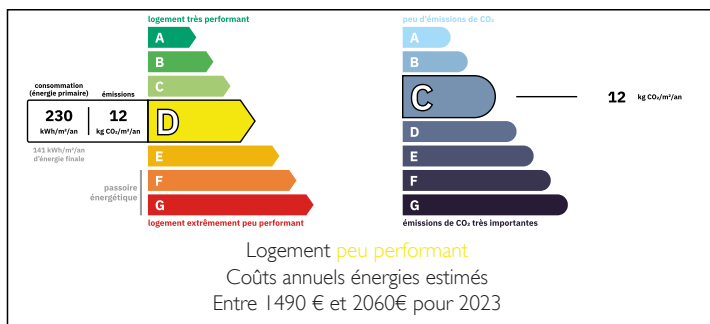
Town:	Lacombe
Department:	Aude
Bed:	2
Bath:	1
Floor:	85 m ²
Plot Size:	1610 m ²



IN BRIEF

Find your cosy home in the mountains, tucked away on a back lane of this tiny village. In the Montagne Noire, a mountainous region of the South of France, we find this pleasant two-bedroom home. For those who love the quiet life with easy access to the outdoors, walks, cycle rides, lake swimming and gardening. The garden is almost a blank canvas and your chickens will enjoy royal luxury in the large hen house with secure chicken run. A 40 m² garage with tall doors and additional storage upstairs is perfect for vehicles or other projects.

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: 941 EUR

NOTES

DESCRIPTION

Double gates into the garden, steps up to the front door. Enter into a hallway with cupboard to the right.

To the left, a door into the modern fitted kitchen where we find a run of floor and wall cabinets to the left, with sink, gas hob, oven. To the right, counter-style work surface with cabinets under.

This counter separates the kitchen from the light and airy living room with French doors onto the terrace and garden beyond. The wood-burning stove was installed in 2024. (total kitchen and living room, 31 m²)

From the hall, to the right of the front door a separate WC. Bathroom with bathtub and shower over, vanity unit with wash basin, plumbing for washing machine in one corner. Window to garden. Corridor to:

Bedroom 1 with window to garden (11.6 m²).

Bedroom 2 with window to garden (13.6 m²).

The floors are tiled throughout, making for easy cleaning and a robust surface - perfect when you come in from those long muddy walks through the forests and fields.

All of the windows are triple-glazed for excellent insulation, installed in 2023.

Gas-fired hot water heater.

The large garage will accommodate bigger vehicles. A staircase leads to a spacious mezzanine storage area. Internal door to the living room.

Outside, over 1500 m² of garden is mostly grass with a few trees dotted around. Fully fenced with mature hedges and metal gates, providing security for children and animals. There is a chicken run with sturdy wooden hen house and storage shed....