LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44523JKB11 Price: 154 500 EUR

agency fees to be paid by the seller

Pretty-as-a-picture village house, fully renovated, with lovely garden, in the charming village of Trausse.







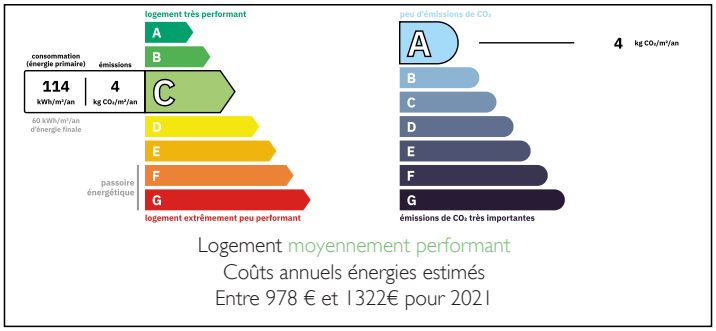








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 978 € et 1322€ pour 2021

INFORMATION

Town:	Trausse
Department:	Aude
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	169 m2

IN BRIEF

A delightful property, originally two separate houses, now combined to provide a versatile and spacious home, with a flexible layout. It has been lovingly converted, without losing its character or charm.

The accommodation includes a large kitchen / dining room, with spiral staircase, a cosy sitting room with exposed stone walls and a wood-burning stove, and downstairs WC.

Wooden stairs lead to the first floor with 2 bedrooms, bathroom and WC, and to the large bedroom and shower room / WC on the second floor.

The great surprise with this property is the charming "secret garden" tucked away behind wooden doors. This is a tranquil oasis, completely private, with summer kitchen and barbeque area. There is an adjacent barn, with water and electricity, which serves as a laundry and store room, but could be converted into further living space.

Set in...

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.

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LOCAL TAXES

Taxe foncière:	**783 EUR**

NOTES

DESCRIPTION

What a great find this house is! In move-in condition, tastefully renovated and full of quaint and charming features.

From the quiet village street you enter the large kitchen / dining room, with fitted units and a small island with solid-wood worktop. In the corner of the kitchen is a spiral staircase dating back many years; the dining area has an impressive antique tiled floor.
There is a convenient modern cloakroom with WC on this level.

The sitting room is a cosy room with exposed stone walls and a wood-burning stove for cooler evenings. There is a second front door into this room, and the main wooden staircase, with a useful cupboard under, leads from here to the first floor.

On the first floor is the master bedroom suite with bathroom and WC, and a large built-in wardrobe.
This connects with the second bedroom which is currently used as a dressing room / study, with a lovely old fireplace and a stone sink, reminders of the days when this was the family living room and the room below was a barn!

On the second floor is a very large bedroom, recently renovated, and a shower room with WC.

The property is double-glazed through-out, with new programmable electric radiators in the dining area, master bedroom and second-floor bedroom. The woodburning stove is a top-of-the-range model, still under guarantee.
There was a new roof in 2022, which has been professionally checked this year to ensure it is fully watertight.

The building was originally 2...