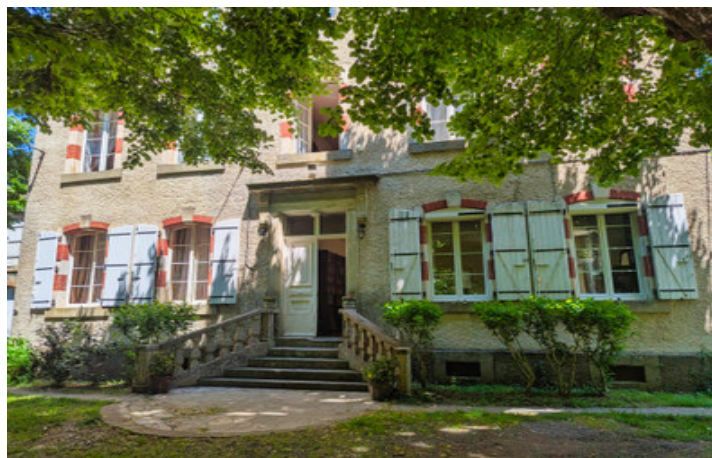


Elegant maison de maître, heart of the Montagne Noire. Excellent energy rating, big garden, riverside plot.

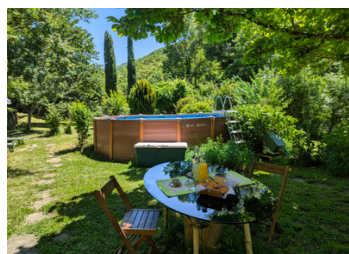


INFORMATION

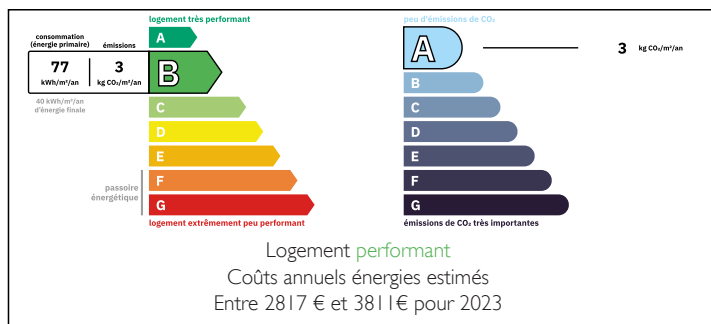
Town:	Miraval-Cabardès
Department:	Aude
Bed:	5
Bath:	2
Floor:	399 m2
Plot Size:	4769 m2

IN BRIEF

This grand house makes an ideal family home with space for home working or the basis for establishing a bed-and-breakfast-type business. Nestled in a valley of the Black Mountain area in the South of France, the house is in the maison de maître style, classically French with a central corridor, high ceilings, spacious rooms, tall windows and a largely symmetrical layout. The extensive and mature gardens offer shady spots under fruit trees, sunny lawns, an above-ground pool and the forested hillside rising above the house. The garden gives access to the river.



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: 2481 EUR

NOTES

DESCRIPTION

From the road, enter through double gates to a large and shady parking area. Climb the stone steps to the double front doors and enter into a broad and welcoming hallway running the entire length of this light and airy home. Tile floor, central carpet runner.

To the right, the dining room, tiled floor, windows to front and side. Large stone fireplace with wood-burning stove. 32 m²

On the left of the hall, double doors into a grand living room with lovely herringbone parquet floor, marble fireplace, windows to front and side. 41 m²

At the far end of the hall, on the right, is the kitchen with terracotta tile floor, butler-style sink, one short run of cabinets with work-top. Window to side. The very modern heat-pump-based heating system and solar hot water distribution tank takes up one corner of this large space, the rest is almost a blank canvas for you to design and fit as you choose whilst still being functional to start you off. 23 m²

Opposite the kitchen is the broad staircase with central carpet runner. A stairlift is in place for those with reduced mobility. Under the stairs is a lavatory and a large storage cupboard.

First floor

Herringbone parquet floor throughout, except bathrooms.

The broad central hallway gives access to 4 spacious bedrooms, a bathroom and separate WC.

Bedroom 1: Windows overlooking garden to the side of the house. Access to bathroom. 23 m²

Bedroom 2: Windows to front. Access to bathroom. 23 m²

Bathroom shared by bedrooms...