

Villalier – 3 bedrooms house with roof terrace in the heart of a popular village.



INFORMATION

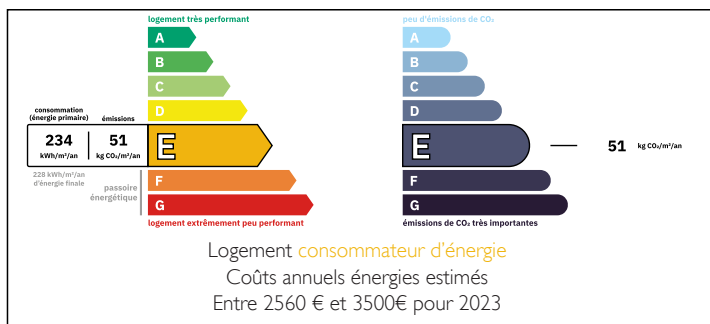
Town:	Villalier
Department:	Aude
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	87 m2

IN BRIEF

Looking for a project? This quirky shaped property has so many original features and is calling out for some love and attention.



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.



DESCRIPTION

You come into the entrance hall with a large salon to the right with an open fireplace. To the left, there is a room for either an office or ground floor bedroom. To the end of the entrance hall is the kitchen which has plumbing for a washing machine & dish washer. A new gas combination boiler for water and heating.

Under the stairs is a WC and storage cupboard. The ground floor is tiled throughout.

The first floor has 3 bedrooms all with parquet floors. A storage room / dressing. The bathroom has a bath and basin. There is a separate wc quirkily off the staircase.

The second floor opens out on to the roof terrace (53m²). Half of which is covered and would make an excellent summer kitchen and the other half open with views over the village.

The property benefits from a new combination gas boiler, new tilt & turn windows, mains drains and the roof terrace is an added bonus to have outside space with a village property.

What needs to be refreshed ? The kitchen (completely usable, but could do with your own touch), bathroom (again usable, but you may wish to update), painting here and there and the roof terrace needs tidying up.

LOCAL TAXES

Taxe foncière: 2019 EUR

NOTES

Location:

Villalier is in the Minervois region of Languedoc Rousillon, a mere 10 minutes from Carcassonne. In the village you will find a boulangerie, post office, takeaway pizza and other amenities. The nearest big shopping is with Carrefour at Pont Rouge as...