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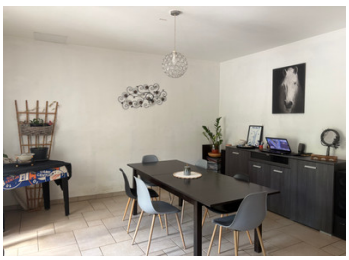
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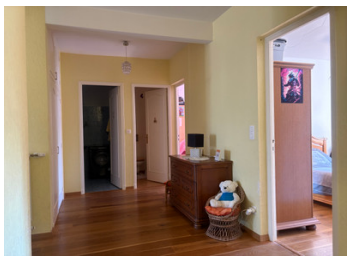
Ref: A46372COM11 Price: 199 000 EUR

agency fees to be paid by the seller

Charming Village Home with Modern Comforts and Excellent Potential















INFORMATION

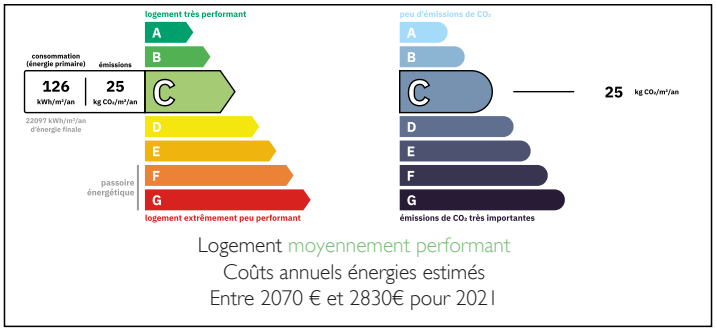
Town:	Couiza
Department:	Aude
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	200 m2

IN BRIEF

In the heart of the village of Couiza, this charming character house offers generous living space arranged over three levels. It features a living room with fireplace, a large kitchen with dining area and insulated underfloor heating, four bedrooms, a study, a bathroom, a shower room, a garage with cellar, and a spacious attic offering excellent potential for further development.

The property benefits from energy improvements including a mechanical ventilation system (VMC), insulation of the ground-floor heated flooring, and insulation of the first-floor structure. It also offers an enclosed garden with covered terrace and is located within walking distance of all local amenities. An ideal property for a main residence, holiday home, or rental investment.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2070 € et 2830€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Located in the heart of the charming village of Couiza, this spacious character property offers an excellent opportunity, whether as a main residence, holiday home, or rental investment. Combining the charm of the original features with modern improvements and excellent potential for further development, it benefits from a privileged location within walking distance of shops, cafés, restaurants, schools, the medical centre, and all local amenities.

The ground floor opens into a welcoming entrance hall leading to a pleasant living room with a fully functional fireplace, creating a warm and inviting atmosphere. The spacious kitchen with dining area forms the heart of the home and benefits from underfloor heating, providing excellent comfort throughout the year. A large garage, with separate WC and direct access to a cellar, completes this level.

The property has benefited from several improvements designed to enhance comfort and energy efficiency, including the installation of a mechanical ventilation system (VMC), insulation of the heated ground-floor flooring, and insulation of the first-floor floor structure, contributing to improved thermal comfort.

The first floor offers four bedrooms, one of which is currently arranged as a second sitting room, providing great flexibility of use. A study, a family bathroom, a shower room, and a separate WC complete this level, making it ideal for family living or hosting guests.

The second floor is a real asset, with a large attic space already divided into three rooms, one of which has the necessary water connections for the creation of a future shower...