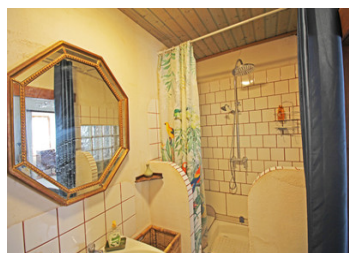
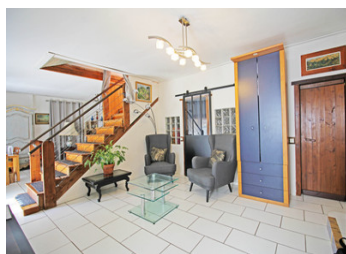


Village House with Roof Terrace, Countryside Views and Separate Garden Near Fanjeaux



INFORMATION

Town:	La Cassaigne
Department:	Aude
Bed:	1
Bath:	1
Floor:	106 m2
Plot Size:	1530 m2



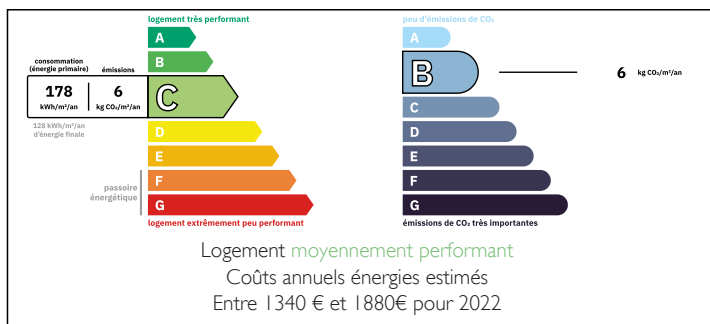
IN BRIEF

Discover this charming house in the peaceful village of La Cassaigne. Benefiting from panoramic views across the village and of the surrounding countryside this property would make an ideal holiday home or pied à terre for a couple who appreciate the beauty and diversity of this part of France.

There is a spacious kitchen and dining area, an adjoining workshop which could be converted into an independent studio. The spacious main bedroom and living area is filled with light and comfortable thanks to reversible air conditioning.

The highlight of the property is the roof terrace with views across the village and of the hills and countryside beyond. A garden plot with walnut trees, a short walk from the village, is a great addition to this charming property.

ENERGY - DPE



Castelnaudary is accessible in under 15 mins with

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: 940 EUR

NOTES

DESCRIPTION

On a shady square in the centre of the pretty medieval village of La Cassaigne, you will find this delightful property. The carved stone above the entrance and the large wooden door give you a hint of the character and history that this village holds. The entrance leads into a kitchen dining area where there is plenty of space for preparing and enjoying meals. On the first floor there is an office/library, ideal for working from home. This room also has a mezzanine which can serve as a guest bed for when family and friends come to visit. There is a wood burning stove which is more than capable of heating the whole floor of the property and provides a fantastic centrepiece on a cold winters evening.

The main living room is filled with light and feels airy and spacious whatever the season. The access to the roof terrace divides the bedroom and living room areas without sacrificing light or space. This room has reversible air conditioning to keep the space comfortable whatever the weather outside. A shower room and separate toilet complete this floor.

The highlight of the property is the roof terrace; at around 50 square metres it provides more than enough space for outside living whenever the weather permits. The views over the square, the village and the countryside are beautiful. This is a great spot to entertain friends or family, enjoy a meal or simply relax with a coffee or...