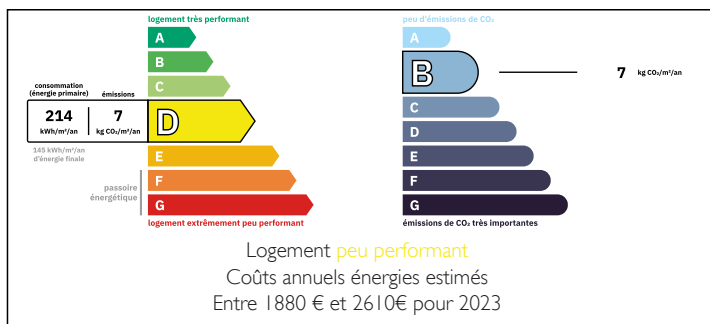


Character filled property with shady terrace, large garden and pool only 15 mins from Mirepoix

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Peyrefitte-du-Razès
Department:	Aude
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	2000 m2

IN BRIEF

In the village of Peyrefitte-du-Razès you will find this charming village house. The property has a large flat garden with a spacious shady terrace in front of the house. There is a living and dining room and kitchen on the ground floor with a separate cave including plenty of storage and a downstairs bathroom.

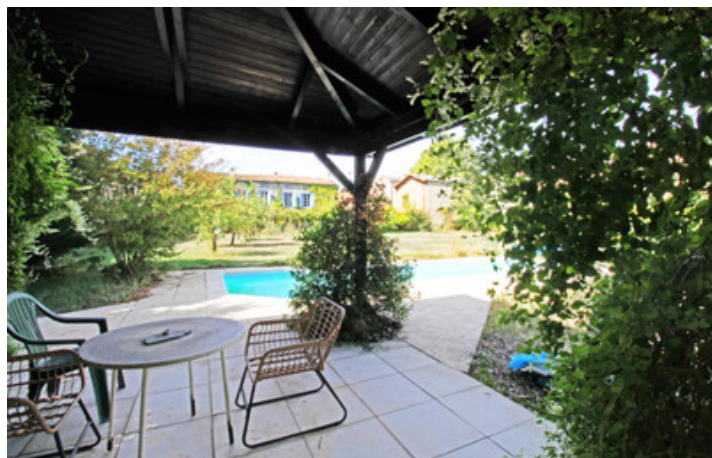
On the first floor there are two large bedrooms and two smaller bedrooms plus a family bathroom. The attic offers some additional storage space.

The property is full of character with a traditional wooden staircase and a wood burner in the cosy living area. The electrics have been recently replaced, and the property is on mains drains.

The village of Peyrefitte is only 15 minutes from the popular market town of Mirepoix. Limoux is 20 mins away and Toulouse is just over an hour....

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: 1157 EUR

NOTES

DESCRIPTION

The beautiful ivy clad property welcomes you with a small parking area and secure garage. The south-east facing garden is ideal for making the most of sunny mornings. To the front of the property is a spacious terrace shaded by a vine, ideal for dining in comfort even on hotter days.

On the ground floor there is a living and dining room with a wood burner. The adjoining kitchen has plenty of space for preparing meals. There is a cave on the ground floor with space for a workshop or storage and a downstairs bathroom and toilet.

A traditional wooden staircase leads to the hallway of the first floor and each of the four bedrooms. The two garden facing bedrooms are large with space for a lounge area and views over the pool. There is a family bathroom with shower on this floor.

The attic space is used for storage and could be further developed keeping in mind the low head height.

The property has double glazing throughout, and the electrics have been recently redone with no anomalies identified in the diagnostics.

The garden offers plenty of space for relaxing or growing your own fruit and vegetables. There are multiple fruit trees including apples, grape vines, and plums. The pool is the perfect spot to relax at the end of a warm day; there is a covered terrace area to sit and enjoy a cool drink or a good book.

The village...