

Charming, renovated village house with spacious roof terrace just minutes from Carcassonne



INFORMATION

Town:	Caux-et-Sauzens
Department:	Aude
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	20 m2

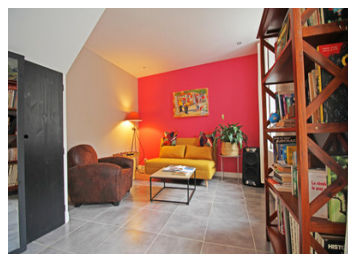
IN BRIEF

A few minutes from the centre of Carcassonne, this charming village house, with origins in the 16th century, would make a perfect small family home or holiday home in a peaceful location, close to amenities and cultural attractions.

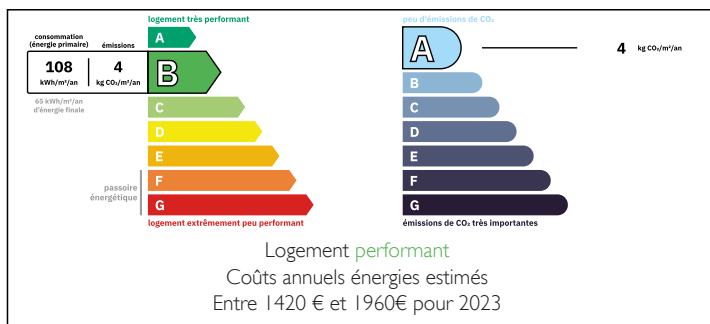
The property has been renovated throughout with a spacious living and dining area plus corner kitchen. An independent entrance with stairs to a bedroom which could be converted into a separate apartment. There are three more bedrooms and a large office, a family bathroom, and a toilet with the possibility of adding a shower on the top floor.

The highlight is a large, covered roof terrace with plenty of space to sit or dine outside. The property has a good B energy rating, double glazing and certified mains drainage.

The village of Caux-et-Sauzens has a restaurant and

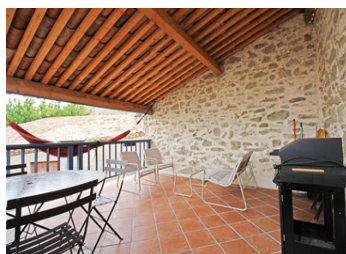
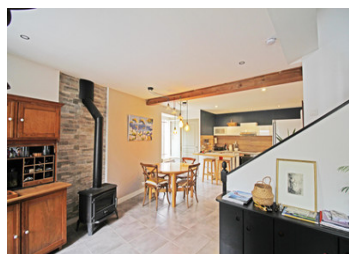
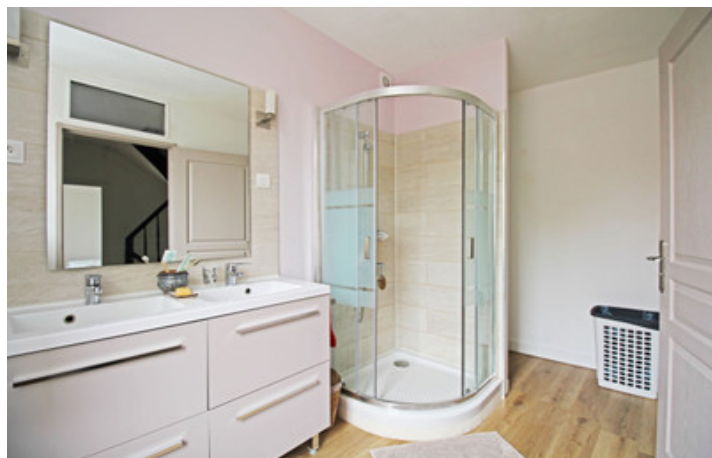


ENERGY - DPE



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: 730 EUR

NOTES

DESCRIPTION

In the centre of the village of Caux-et-Sauzens you will find this delightful, renovated house, marrying modern comfort and traditional charm. The property sits down a quiet side street just a short walk from the local restaurant.

The light and spacious main living area makes the most of the available space with a corner kitchen, a wood burner which comfortably heats the ground floor, a downstairs toilet and a utility room with a separate entrance, ideal to convert into an independent apartment.

On the first floor there is one bedroom accessible from the utility room and two further bedrooms with a family bathroom in the main house. The top floor has a bedroom and a large office which could be used as an additional bedroom. There is a toilet with the possibility of adding a shower if a future owner wishes.

The highlight is the covered terrace accessible from the second floor. With 20 square metres of space there is plenty of room for dining, a barbecue, or simply relaxing in the morning with a coffee.

The property has been recently renovated to a high standard, with double glazing, an electric car charging point to the side of the property and tasteful decoration throughout.

The village of Caux-et-Sauzens is in the countryside to the West of Carcassonne. It has a restaurant and is only 5 minutes from the edge of Carcassonne where you will find shops, restaurants and supermarkets. You can be at...