

MONTLAUR - Recently renovated 4-bedroom village house with private courtyard.



INFORMATION

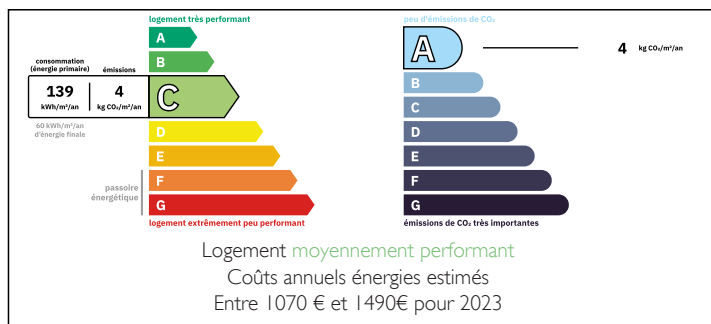
Town:	Val-de-Dagne
Department:	Aude
Bed:	4
Bath:	2
Floor:	97 m2
Plot Size:	111 m2

IN BRIEF

A recently renovated and surprisingly versatile village house offering four bedrooms, two shower rooms and a private enclosed courtyard. The property has a practical open-plan kitchen, dining and living area, a ground-floor bedroom and useful laundry, shower room and storage facilities. Ideally suited as a permanent home, holiday property or lock-up-and-leave base, this is an excellent opportunity to acquire a ready-to-enjoy home in the heart of the Corbières.

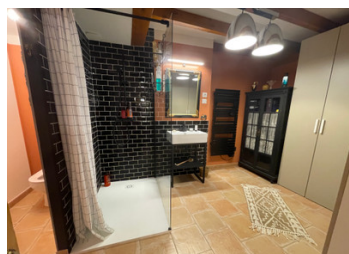


ENERGY - DPE



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: **631 EUR**

NOTES

DESCRIPTION

Set within the popular Corbières village of Montlaur, this recently renovated cottage offers well-planned and versatile accommodation, with four bedrooms, two shower rooms and a private enclosed courtyard.

On entering the property, you come into the fitted kitchen, which has space for a dining table seating six. The kitchen flows through to the main living space, with a comfortable séjour at the far end opening directly onto the enclosed courtyard of approximately 12m². This private outdoor space is not overlooked, providing a peaceful area for outdoor dining, relaxing or enjoying the sunshine.

Also on the ground floor is a generous shower room with WC, basin and shower, together with useful laundry and storage space. There is room for a washing machine, while the water tank is also housed here. A tap connection linked directly to the courtyard makes watering plants particularly easy.

From the séjour, two steps lead up to the ground-floor bedroom, which benefits from windows overlooking the courtyard. This arrangement makes the room particularly pleasant and gives the ground floor a degree of flexibility, whether used as a bedroom for guests, family members or as a home office or additional living space.

Upstairs, the landing provides a useful additional area that would make an ideal reading nook, study or home-working space. There are three further well-proportioned bedrooms, together with a second shower room equipped with a shower, basin and WC.

The enclosed courtyard at the rear is one of the property's most appealing features. Private and not...