

UNDER OFFER ! Carcassonne-Rare ! Character barn to finish renovating - 200m2, Full sun terrace.



INFORMATION

Town:	Tourouzelle
Department:	Aude
Bed:	0
Bath:	1
Floor:	200 m2
Plot Size:	28 m2



IN BRIEF

Between Carcassonne and Narbonne (30mn) a typical village barn of 220m2 with terrace. Rare !

The original idea was for 3 small self contained rental holiday units for couples with a shared courtyard and laundry on the ground floor.

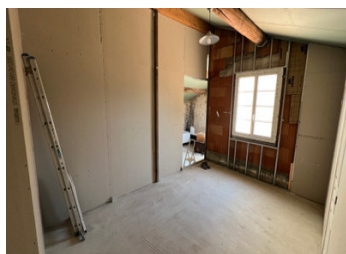
All the following are new:- fully insulated roof and ceilings, clay roof pantiles, zinc rainwater gutters and downpipes, concrete floors, drainage from all rooms connected to mains drainage, metered mains water, roof terrace, upvc double glazed windows and french doors, bath, basins, toilet and shower, electric water storage heater.

ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Beautiful barn with character to finish renovating in the centre of Tourouzelle, with its beautiful volumes (2 floors of 110m²) and its terrace (28m²), this property offers multiple possibilities! The structure is sound and benefits from mains drainage, the interior is to be finished but already has double glazing, toilets and shower room. Only a few kilometres from Narbonne or Carcassonne and the airports, this is a rare property.

Ground floor: 1 plateau of 110m² with fireplace + beautiful concrete spiral staircase

1st floor: 1 plateau of 110m² with access to the terrace (25m²) + separate shower and toilet.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES