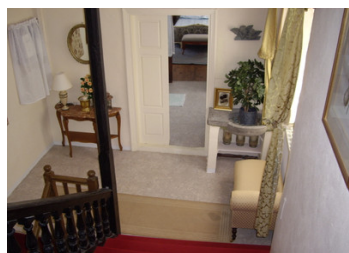


UNDER OFFER - Romantic riverside hideaway with 5 beds, 4 baths, garden and garage, near Cathar castles.

EXCLUSIVE



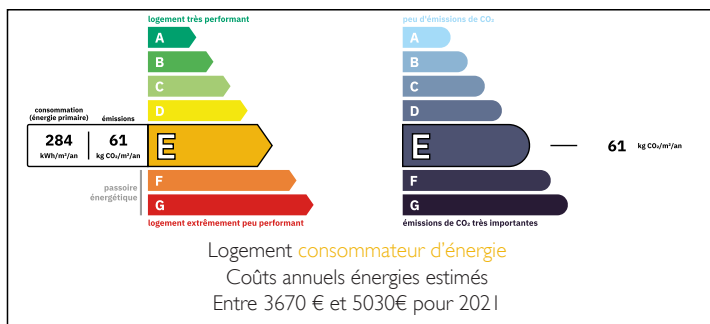
INFORMATION

Town:	Mas-Cabardès
Department:	Aude
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	595 m2

IN BRIEF

Suitable for bed and breakfast use, or even division into three houses, this is a 15th century stone-built former auberge with five bedrooms, four reception rooms and beautiful hill views, near les Châteaux de Lastours, with a garage and outbuildings. Well-situated on the main street of a delightful hill village set in wooded countryside, this gorgeous house offers an impressive amount of accommodation.

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.



DESCRIPTION

Its large entrance hall contains the central staircase. To its left, the well-fitted kitchen/dining area looks south over the garden, the River Orbiel, and the hills. A cosy sitting area leads to a sunny west-facing living room with fireplace and two French windows leading onto a terrace and down to the garden.

The garden has been well-planted with flowers and fruit trees. It has a terrace on the riverside, a stone-walled courtyard area with lovely stone steps leading down from the road, and a backdrop of the grassy-terraced hill opposite. There are storerooms and a laundry room at garden level. The garage could be converted to give extra living space.

Back in the house, up the main stair are the study, large dressing room and main bedroom with its marble fireplace. Above this, the super main bathroom, with corner bath, shower and two washbasins, and the friends' bedroom. All face south onto the garden.

Off the very pretty first floor landing is a large bedroom with shower room en suite. A bathroom with corner bath faces west over the attractive village street. Above are two delightful bedrooms, again south-facing, with exposed ceiling beams. One has a shower room en suite; and there is a charming landing between them.

Down a staircase from the main entrance is a lobby with glazed garden door, a dining room and second living room to be renovated, with a lovely old fireplace and antique stove, all facing south. Also off this sunny...

LOCAL TAXES

Taxe foncière: 1069 EUR

Taxe habitation: EUR

NOTES