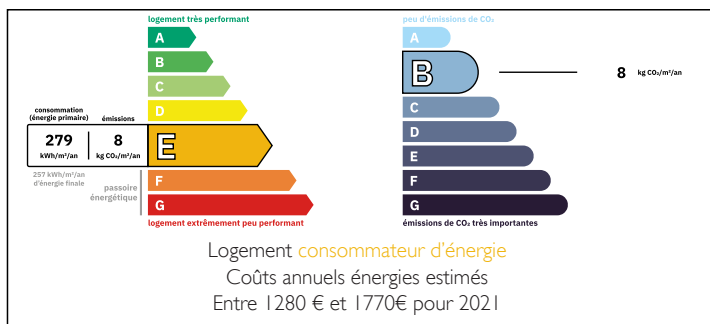


Stone village house with timeless charm, garden and outbuildings, in a medieval village

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saissac
Department:	Aude
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	60 m2

IN BRIEF

Set in the heart of the Montagne Noire, in the charming medieval village of Saissac, this beautifully preserved stone house boasts an impressive façade.

The property is spread over two levels and offers a bright and welcoming living room with a wood-burning insert, a kitchen opening onto a small outdoor area, a shower room, and separate WC. Upstairs, a cozy landing—perfect as a reading nook, TV area or home office—leads to three bedrooms featuring lovely solid wood floors, along with a second WC.

Just below the house, a flower-filled garden, a spacious cellar/workshop, an old traditional bread oven, and several outbuildings offer great potential for storage or future projects.

Saissac strikes the perfect balance between peace and village life, with everything you need on your

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

Immediately upon entering this charming home, you'll be enticed by the fabulous rustic wooden beams and the cozy fireplace in the spacious living room.

Continuing to the fully equipped kitchen, you'll love the fact that there is plenty of space for storage and the U-shape makes it ergonomic for cooking. There's a door that leads to an outside terrace, great for entertaining friends and family and Al Fresco dining. The house is perched up high, making for a splendid view.

Continuing from the kitchen, there is an impressive dining room with high ceilings and beautiful stone walls. There is access to the bathroom with a shower and a separate WC.

Ascending the spectacular stairs, on the top floor you'll find a niche large enough for a convertible canapé making it a great room for friends to stay while on holiday or an office/second living space. There is a WC here.

Also, on this floor, there are 3 spacious bedrooms, one of which has a magnificent view of the surrounding houses and a WC.

Heading outside, there is a spacious 24m2 "cave" that would be great for a workshop and also a 40m2 remise/outbuilding for anyone interested in expanding the footprint of the house or simply to offer more storage space.

This gorgeous property has been fully restored keeping many of its original features. It's move in ready and perfectly priced. Even most of the furniture can be...

LOCAL TAXES

Taxe foncière: 440 EUR

Taxe habitation: EUR

NOTES