

Price Reduction ! Charming Historic Stone House in the Heart of a Medieval Village, with Terrace and Workshop

EXCLUSIVE



## INFORMATION

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

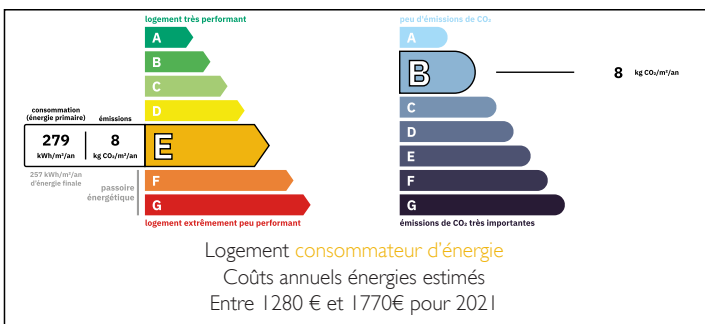
## IN BRIEF

Set in the picturesque medieval village of Saissac, this beautifully preserved stone house boasts an impressive façade and nearly 600 years of history. Full of character, with thick stone walls, exposed beams, and a warm, authentic atmosphere, it's perfect as a main residence, second home, or holiday retreat.

The main living accommodation is on the upper level, enjoying natural light and village views. It offers a bright living room with a wood-burning insert, a kitchen with an access to the exterior, a shower room and WC. Upstairs, a cozy landing leads to three bedrooms with charming solid wood floors and another WC.

A terrace and small garden are accessed externally, with potential to add a metal staircase for direct access. Adjacent is a large garage, offering excellent potential for conversion into extra living space.

## 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: 440 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

It's a rare opportunity to purchase a country home at an attractive price, with sensible offers considered.

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 24m<sup>2</sup> "cave" that would be great for a workshop and also a 40m<sup>2</sup> 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...