

## Family House with 3 bedrooms only 10 mins west of Carcassonne



## INFORMATION

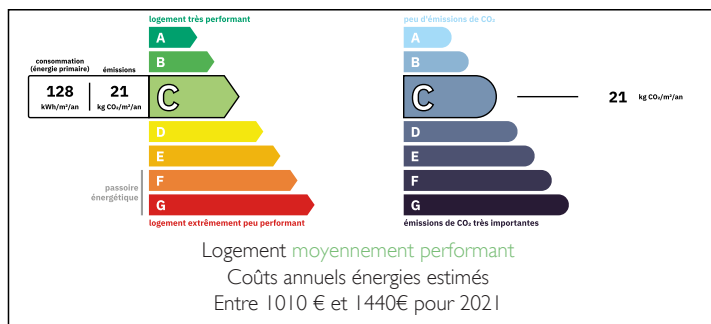
|             |                 |
|-------------|-----------------|
| Town:       | Villesèquelande |
| Department: | Aude            |
| Bed:        | 3               |
| Bath:       | 1               |
| Floor:      | 103.13 m2       |
| Plot Size:  | 233 m2          |

## IN BRIEF

Built in 1978 Large family house with 3 bedrooms  
Gardens to the front and rear.  
Only 10 mins west of Carcassonne

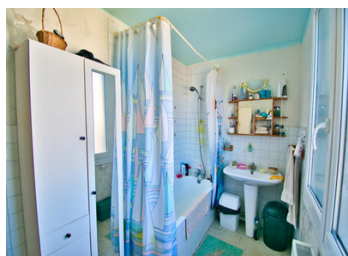
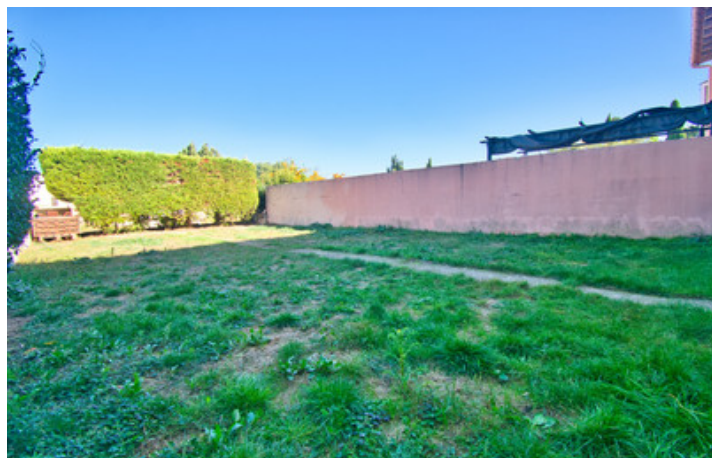


## ENERGY - DPE



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: 1293 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This house is situated in a cul de sac,

On the Ground floor you will find:

Garage = 25.57m<sup>2</sup>

Laundry area = 6.138m<sup>2</sup>

Entrance hall = 10.09m<sup>2</sup>

cupboard = 2m<sup>2</sup>

First floor is the open plan living room plus dining area, there is a balcony to the front of the house and one to the back, the kitchen is separate. There is a pantry and WC.

Kitchen = 12.259m<sup>2</sup>

Dining room = 9.073m<sup>2</sup>

Living room = 15.780m<sup>2</sup>

Pantry = 2.628m<sup>2</sup>

WC = 1.429m<sup>2</sup>

Second floor there are three bedrooms and a bathroom.

Bedroom 1 = 11.047m<sup>2</sup>

Bedroom 2 = 13.481m<sup>2</sup>

Bedroom 3 = 11.166m<sup>2</sup>

Bathroom = 5.632m<sup>2</sup>

Gardens front and back.

Energy Rating C

Double glazing

Electrics are all up to date

Decoration needs refreshing but the house is habitable while this work is carried out.

Carcassonne airport is 10 Minutes away, with flight to the UK, Sardinia, Maroc, Belgium.

More information upon Request

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Information about risks to which this property is