

**** UNDER OFFER **** Charming village house with bright living room, 2 bedrooms. Barn/garage. Outside space

EXCLUSIVE



INFORMATION

Town:	Villardonnel
Department:	Aude
Bed:	2
Bath:	1
Floor:	66 m ²
Plot Size:	30 m ²

IN BRIEF

A charming village house, habitable and full of character, but in need of some renovation. It would make a great holiday home with the amenities of the village within walking distance.

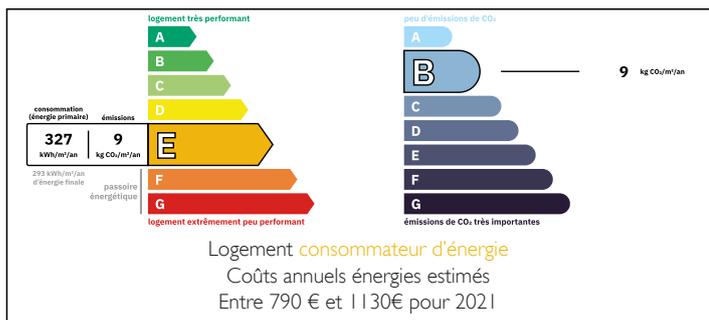
There is an attached barn / garage which offers huge potential to develop the property. There is an area of outside space in front of the house.

On the ground floor is the kitchen / dining room, with WC and shower off. The first floor is a bright living room with wood-burning stove, and the top floor has 2 good sized bedrooms, each with wardrobe space..

The village of Villardonnel has local shops and services and is only 20 minutes from Carcassonne.



ENERGY - DPE



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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

Room sizes

Kitchen / dining room: 28m²

WC: 1.5m²

Shower: 3m²

Living room: 22m²

Bedroom 1: 11m² + wardrobe

Bedroom 2: 9m² + wardrobe

Attached garage / barn 28m² plus 2 additional storeys

Outside space: 20m²

Plot of land(, not adjoining): 140m²

(Please note that these measurements are for guidance only.)

LOCAL TAXES

Taxe foncière: 471 EUR

Taxe habitation: EUR

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

NOTES