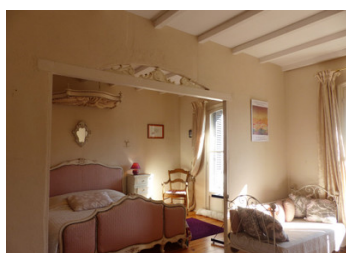
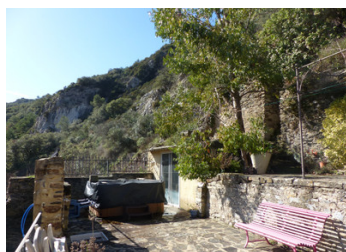


Imposing large village house with gite, and potential for chambres d'hotes. Terraces with mountain views.



## INFORMATION

Town:	Cabrespine
Department:	Aude
Bed:	5
Bath:	4
Floor:	319 m2
Plot Size:	685 m2

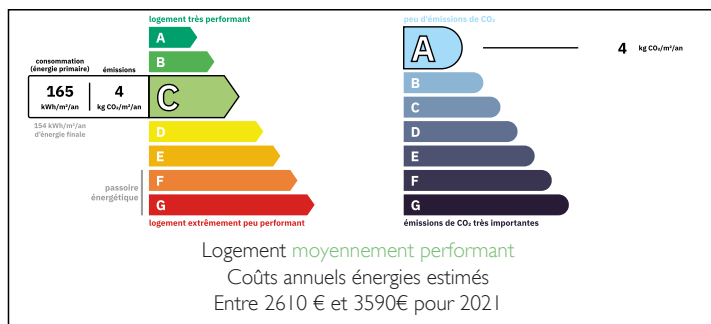


## IN BRIEF

Eye-catching property in attractive village on the edge of the Black Mountains, with 4 bedrooms in the large main house and an additional one-bedroom gite on the ground floor. Garage. Central heating by pellet boiler. Fibre internet connection.

Stone terraces make good use of the outside space, providing areas for a hot tub, summer kitchen, pergola with vines, woodstore and a vegetable garden. Great views.

## 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:** 1178 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Set above the road into the village, this house stands out from its neighbours. The large terrace in front of the building is a great space for outdoor dining and making the most of the sunshine.

The main accommodation is at first and second floor level, although the sloping plot allows direct access from house to garden.

You enter the house via the French windows that span the façade and allow light to flood into the rooms.

The large sitting room has a wood-burning stove which adds a cosy ambience to the room in the cooler months, although the house benefits from central heating by a modern pellet boiler. Exposed stone and wooden beams add to the charm of this room, which leads into the dining room, separated by wood and glass panels.

Beyond the dining room lies the fitted kitchen and utility room.

An area behind the dining room houses a WC and shower room, along with the boiler room.

A double staircase leads up to the bedrooms on the second floor, with 1 branch to the master bedroom suite with dressing room and bathroom. The second branch leads to three further bedrooms, shower room and WC. There is a door to the rear from this part of the house making it perfect for chambres d'hôte with independent access for the guests.

At street level there is a garage and parking space, and the independent gîte.

From a covered terrace you access the living room with kitchen. There is...