

UNDER OFFER 2 bedroomed village house with views to take your breath away!

EXCLUSIVE



INFORMATION

Town:	Paraza
Department:	Aude
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	16 m2

IN BRIEF

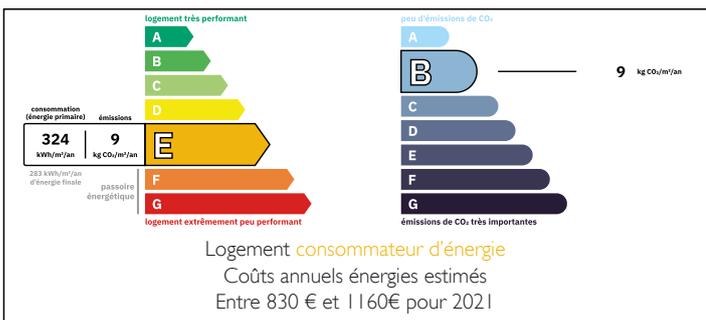
Neat , immaculate village house with recently painted façade.

2 bedrooms and a shower room with toilet plus another separate toilet on the ground floor.

Light airy 24,5m2 open-plan living space with fully fitted kitchen/dining/sitting area with efficient woodburner on second floor

Stairs up to 16m2 sunny roof terrace overlooking the roofs of Paraza, to the mountains beyond

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.



DESCRIPTION

The house entrance is on a quiet pedestrian alley , with no passing traffic.

The front door opens into an entrance landing, leading down a few steps to the two bedrooms (10,2 and 8,1m²), each having a ceiling light/fan and shower room with basin and toilet. Next to this is another separate toilet which is very handy to have. The stairs have, much valued, storage space underneath, as well as to the side.

Stairs, from the entrance landing, also lead up to the first floor. Here is an open-plan room (24,6m²) with fully equipped kitchen, dining area and sitting room area, with a pull-out bed/couch and a very efficient woodburner.

This house is blessed with having a lot of storage cupboards, particularly in the kitchen and main bedroom.

Wooden stairs, from the kitchen area, lead up to the sunny roof terrace (16,3m²). From here there are amazing, long-reaching views over the Aude River valley and beyond, to the Pyrenées Mountains.

This property has a large garage space, located under the house and accessible from the street below. This garage/storage space is shared with the next door property. The space belonging to this house is 28m² and is accessed by the shared entrance to the garage.

All the roof tiles have just recently been resealed and checked over.

There is a termite treatment guarantee on the property.

The house is sold fully equipped and furnished. Perfectly ready to move straight into, ----all you need are your clothes,...

LOCAL TAXES

Taxe habitation:

EUR

NOTES