

## Low-Maintenance Village House in Castelreng – Peace, Charm & Simplicity



## INFORMATION

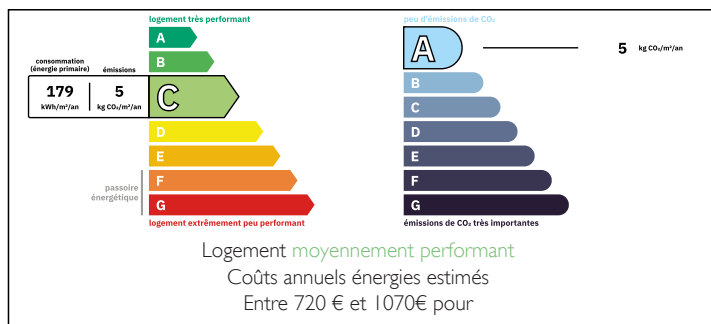
|             |                   |
|-------------|-------------------|
| Town:       | Castelreng        |
| Department: | Aude              |
| Bed:        | 3                 |
| Bath:       | 1                 |
| Floor:      | 80 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>  |

## IN BRIEF

This fully renovated 80 m<sup>2</sup> house features a living room with a pellet stove, a semi-equipped kitchen, three bedrooms, a bathroom, and a toilet. It also includes a 23 m<sup>2</sup> adjoining garage. Energy rating C, property tax 550 euros. A peaceful place ready for you to move in.



## 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

This house, approximately 80 m<sup>2</sup>, has been completely renovated, including the roof. On the ground floor, it features a living room with a new pellet stove and a semi-equipped kitchen. Upstairs, there are three bedrooms, a bathroom, and a toilet. An adjoining garage of approximately 23 m<sup>2</sup> with a high ceiling complements the property. The energy performance rating is C, and the property tax is 550 euros. Imagine your family in this peaceful place, where all you need to do is move in and make it your own.

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

## LOCAL TAXES

**Taxe foncière: 550 EUR**

**Taxe habitation: EUR**

## NOTES