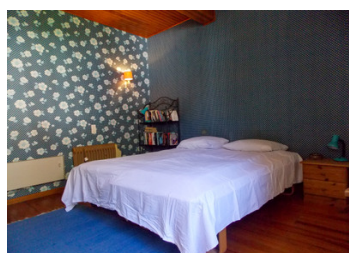


Delightful 3 bedroom former village forge with enclosed courtyard garden in the centre of a lively town.



INFORMATION

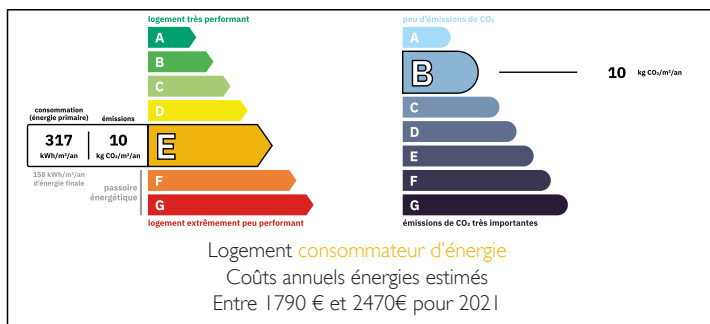
Town:	Axat
Department:	Aude
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	66 m2



IN BRIEF

Situated in the picturesque village of Axat, located in the Pyrenees in the upper Aude valley on the Aude. Equidistant to the airports of Carcassonne and Perpignan (1 hour drive) and the sandy Mediterranean beaches. One and a half hours from the Spanish border. In the winter months the nearest ski resort is 16.5km (Mijanes-Donézan). The town has many amenities including a municipal swimming pool and a tourist train which runs to Rivesaltes during the summer season. The nearest large supermarkets are a 20 minute drive in Quillan. This property would make an ideal family/holiday home or business opportunity as rental accommodation.

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

Groundfloor: Entrance hall leading into spacious open plan fully equipped kitchen/dining room and lounge with wood burner (39.96m²). Small conservatory off of the kitchen leads onto the enclosed courtyard garden with stone workshop, bbq area and graveled garden with established tree and shrubs. (66m²). Garage (18.23m²).

First floor: 3 good sized double bedrooms ((14.61, 15.10 and 14.19m²), shower room with toilet and bidet. Separate WC.

Some renovation work required and sold fully furnished.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES