

Village house partially renovated in beautiful Montlaur (Val de Dagne), close to Lagrasse



## INFORMATION

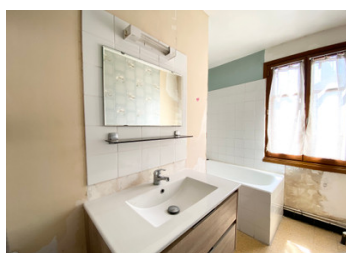
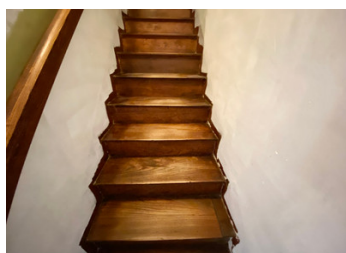
Town:	Val-de-Dagne
Department:	Aude
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

## IN BRIEF

\* UNDER OFFER \*

This property is partially renovated with 3 bedrooms, one bathroom, and 2 separate WCs. There is double glazing throughout apart from one large window on the ground floor to be foreseen, new wooden window shutters, and the roof just 7 years old. The owner has partially renovated a new bathroom and WCs. It is in need of finishing such as painting or wallpapering walls etc. and updating of some electrics. The main lounge has beautiful antique tiled flooring with a grand wooden fireplace, and there is a beautiful wooden staircase.

MONTLAUR: A beautiful village in the Val de Dagne with all amenities including restaurants of excellent quality, a grocery store, nursery, primary school, 15 minutes from the 'plus beau' village Lagrasse with its river swimming spots, and 25 minutes from the...

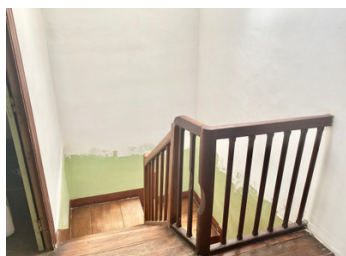
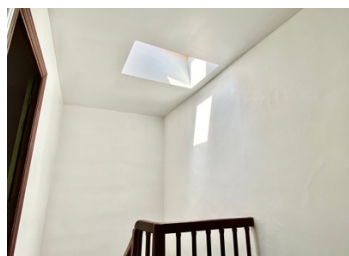


## ENERGY - DPE

DPE not required.

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

Ground Floor:

Kitchen - 12m<sup>2</sup>

Lounge/diner - 15.5m<sup>2</sup>

First Floor:

Bedroom 1 - 10.5m<sup>2</sup>

Bedroom 2 - 10.5m<sup>2</sup>

WC with wash basin - 1.8m<sup>2</sup>

Second Floor:

Bedroom 3 - 10.5m<sup>2</sup>

Bathroom - 4.5m<sup>2</sup>

WC - 1.8m<sup>2</sup>

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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: 450 EUR

Taxe habitation: EUR

## NOTES