

Character 19th century 3 bedroom townhouse with charming garden and well. Open plan kitchen/lounge/diner.



INFORMATION

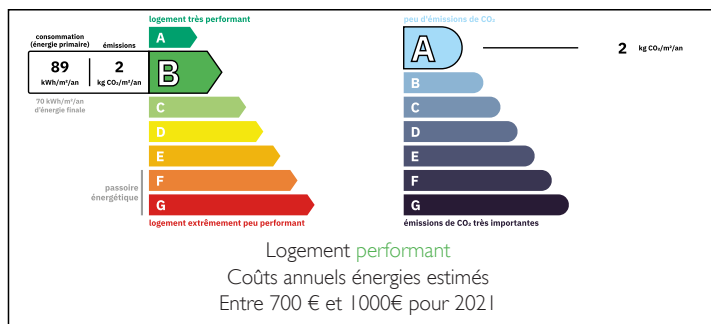
Town:	Villemoustaussou
Department:	Aude
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	150 m2



IN BRIEF

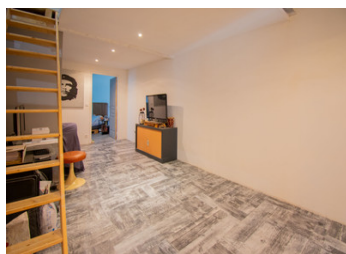
Quirky townhouse in the town of Villmoustassou, full of character with 150m2 garden with well. Situated in the Languedoc region with its many vineyards and only a 10 minute drive from the UNESCO World Heritage Site of Carcassonne and its many attractions. The international airport at Carcassonne and Toulouse (1hr drive) are nearby and the Mediterranean beaches are a 1hr drive. Conveniently placed for the ski resorts of the Pyrenees in winter. This property offers a great opportunity as either a family or holiday home or a rental property for families.

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

Ground floor: Enter into spacious open plan lounge, kitchen, diner with your own bar. 41m². The old wine cave has been retained and converted into a WC. Rear door from kitchen leads to the rear garden with a well, mostly laid to lawn with shrubs. First floor: Wooden stairs leading to open plan lounge/office area of 18.5m², Bedroom 18m², WC, shoe room, Bedroom 2 15m² with large ensuite bathroom 13.5m² and dressing room of 4m². Attic: Cavemous bedroom in attic of 28m².

The property is heated by a pellet stove and has a new 200l water tank.

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

LOCAL TAXES

Taxe foncière: 1805 EUR

Taxe habitation: EUR

NOTES