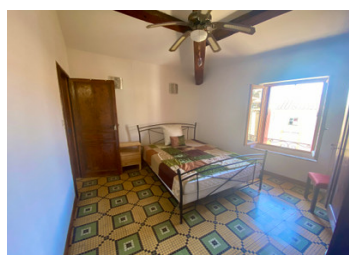


Spacious village house in the old village, with sunny terrace, 5 bedrooms and 2 bathrooms on village square

EXCLUSIVE



INFORMATION

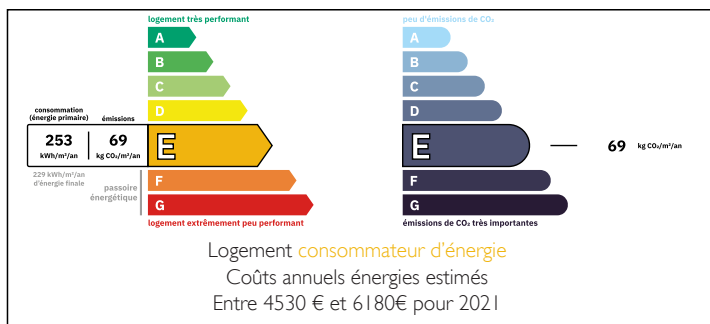
Town:	Tourouzelle
Department:	Aude
Bed:	5
Bath:	2
Floor:	150 m ²
Plot Size:	18 m ²

IN BRIEF

Situated at the side of the village square in the Circulade of the original village. This sweet house with central staircase, over 3 floors, boasts 5 large bedrooms. The main bedroom has an ensuite shower room.

Private, sunny roof terrace with BBQ

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 entrance to the house is off one of the quaint, narrow, curved streets of the snail shell-like Circulade of the original village.

Ground floor has a large sitting room/dining room (27,2m²). There is a storage room and separate guest toilet in the area under and behind the stairs. On the other side of the entrance hall is a large kitchen/diner (16,9m²) with basic fittings and a large window looking out onto the curved street.

Upstairs on the first floor are 2 bedrooms (11,6m², 13,8m²), joined by an interleading bathroom with bath/shower, bidet and toilette. On the other side of the stairway landing and up 5 stairs, is a third bedroom (12m²), with an ensuite shower room with basin and toilet.

On the second floor is another 2 bedrooms (12,6m², 11,2m²), joined by an interleading room with sink, which is used as a laundry room. Again, on the other side of the stairway landing and up 5 stairs, is the sunny roof terrace with laundry washing line and a built-in barbeque area.

About the village:

The mairie of Tourouzelle has recently made plans to develop the village square (La Placette) in the Circulade, in order to make it 'The Heart of the village' for the community. It hopes to develop it into a public space with seating, paving and a village store/café and to move the post office there, to a new location on La Placette.

Tourouzelle is 8 kms from Olonzac,...

LOCAL TAXES

Taxe foncière: **890 EUR**

Taxe habitation: **EUR**

NOTES