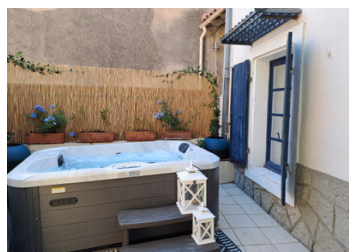


Delightful 2/3 bed stone village house with leafy front courtyard, on a quiet square. Spa pool available.



INFORMATION

Town:	Sainte-Valière
Department:	Aude
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	20 m2



IN BRIEF

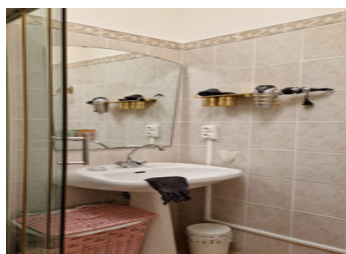
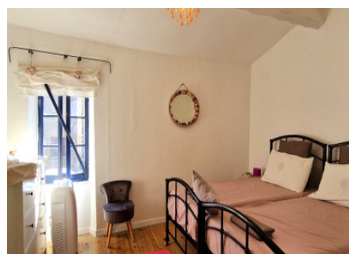
This house immediately gives you a feeling of well-being when you enter! Its layout is absolutely charming, quite cottage-like, and the decorations give a sensation of luxury. A gate off a small square gives access to the private courtyard with possibility to buy its hot (or cool!) tub, and climbing plants and a table and chairs give a relaxed atmosphere. In the house, every room has been decorated to make you feel comfortable.

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

After entering the courtyard, a glazed door leads into the main living room, which has an exposed beam and stonework. Beyond this is the lovely fitted kitchen, with a large open fireplace which can still be used, white unit doors and white tiles. It has a fitted oven, hob and extractor fan.

Between these two rooms is the superb dining room, with a big cornerful of windows, and built-in shelves which give a great atmosphere. From the living room, the stair leads up to a landing and the first bedroom, then a few steps up, to the second. Both bedrooms look onto the courtyard and square, to the east, so lots of lovely morning light! The second bedroom has a fireplace and both are very pretty.

Towards the rear of the house is a study/ante-room/possible third bedroom, which contains a capacious store cupboard. This room has a rooflight. Next to it is the shower room with WC.

The jacuzzi is available at extra cost.

Sainte Valière has a grocery/post office and is only 3 km from other amenities at Ginestas, 8 km from larger supermarkets at Saint Marcel sur Aude, and 10 km from the supermarket and weekly market in Olonzac. The nearest station is in Lézignan-Corbières at 14km; Narbonne is 20 km, Béziers 35 km and Carcassonne 45 km. The sea is 37 km and Spain is 112 km (an hour and 20 minutes' drive).

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe foncière: 695 EUR

Taxe habitation: EUR

NOTES