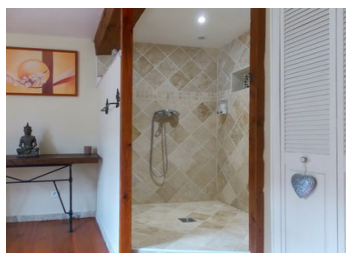


18th century cottage in a quiet hamlet, close to Carcassonne, 4 beds, 2 bathrooms in the village of Villespy.



## INFORMATION

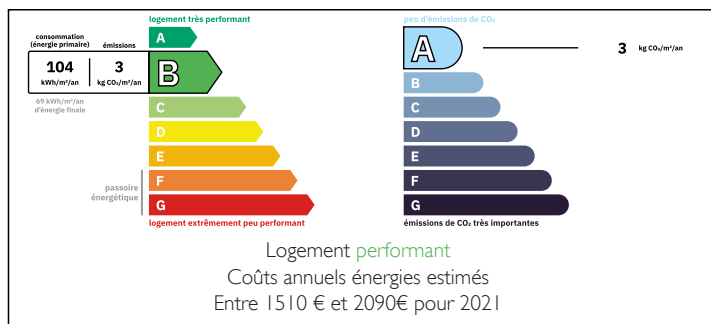
Town:	Villespy
Department:	Aude
Bed:	4
Bath:	2
Floor:	255 m2
Plot Size:	50 m2



## IN BRIEF

This charming 18th century property is packed with character features and has been renovated to a very high standard by the current owner. It offers a spacious family home or second home lock up and leave with the potential to separate into two dwellings for rental income. This property is conveniently located a 30 minute drive from the UNESCO World Heritage Site of Carcassonne and its international airport and 1h30mins to Toulouse. The Mediterranean beaches are also a 1h30mins drive away and the nearest ski slopes just over an hour drive. There are a local butchers and boulangerie in the village and the closest supermarkets are located in the nearby towns of Bram and Castelnaudary.

## 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

Entry to the property is via a quiet lane with no through traffic and to the rear is a cul de sac with room for parking.

Ground floor, enter into a large, airy, open-plan lounge/dining room leading to an office/lounge and at the rear of the property is a spacious laundry room.

First floor, open wooden staircase leads to a further open-plan lounge area, double bedroom with large dressing room to rear, shoe room with WC and a fully equipped kitchen.

Second floor has another open plan living area with 2 bedrooms, an office and a shower room with WC.

To the right of the living area is a further space in need of finishing although the majority of the work has already been completed which offers the possibility of a second dwelling with its own entrance.

To the rear is a paved and walled terrace area with covered storage and a pond/water feature.

This is a property not to be missed for those seeking a character property with modern comforts!

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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 habitation: EUR

## NOTES