

under offer.... Renovation project in the Black mountains 30 mins to Carcassonne



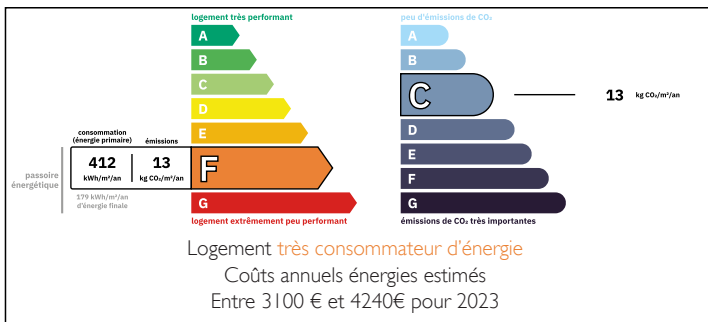
EXCLUSIVE

## INFORMATION

Town:	Labastide-Esparbaireneuve
Department:	Aude
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	15 m2



## ENERGY - DPE



## IN BRIEF

This charming house can be found 30 mins north of Carcassonne. Surrounded by nature and walks

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

This house is situated in the Black mountains, surrounded by nature. There are lots of walks.

From the terrace there is a beautiful montain view

Ground floor

Entrance = 6m<sup>2</sup>

Living room = 15m<sup>2</sup>

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

shower room and wc 4m<sup>2</sup>

1st floor

Bedroom 1 = 16m<sup>2</sup>

Bedroom 2 = 13m<sup>2</sup>

Room = 10m<sup>2</sup>

bathroom = 7m<sup>2</sup>

This house is in need of a renovation,

Electrics

windows

heating

More information upon request

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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