

Charming 3 bedroom chalet style house with 2 bathrooms, 2 WC's, open plan lounge/kitchen/diner with garage.



INFORMATION

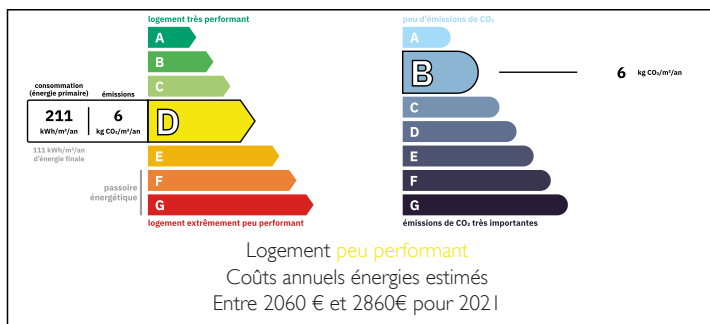
Town:	Camurac
Department:	Aude
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	377 m2



IN BRIEF

This charming 3 bedroom chalet style house is situated in the ski resort town of Camurac in the Pays de Sault. It is a 4-season resort offering a host of activities throughout the year from cycling/mountain biking, hiking on the many trails such as the beautiful Route des Sapins as well as skiing and snowshoeing in winter. The region is also ideal for exploring the many historic Cathar castles and the city of Carcassonne, a UNESCO World Heritage Site and international airport is a 1h40mins drive and Andorra 1h30mins away. Amenities, restaurants and hotels can be found at the nearby town of Belcaire (10 mins drive).

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

Situated on a quiet lane off of the centre of the town.

Enter into a spacious open plan living area of 74.5m² consisting of hallway with WC, laundry room 3m² to the side, fitted kitchen, dining room and lounge with wood burning stove. 2 sets of double sliding doors open onto the garden and terrace with panoramic views of the mountains. Wooden staircase leading to:

First floor: to the left bedroom of 12.9m² (25.3m² including sloping ceiling) with en-suite bathroom 2.9m².

On the right of the staircase there are a further 2 bedrooms of 12.3m² & 15.5m² (21.25m² & 26.75 m² incl. sloping ceilings), WC, shower 6.2m² and landing area of 4.5m².

Garage.

A truly wonderful property renovated to a very high standard with a modern feel that would make an ideal lock up and leave holiday home or spacious family home.

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

LOCAL TAXES

Taxe foncière: 1320 EUR

Taxe habitation: EUR

NOTES