

Ref: A33653SBE11

Price: 422 000 EUR

agency fees to be paid by the seller

Contemporary spacious 4 bed house, oodles of character in Carcassonne with garden, courtyard & outbuildings



INFORMATION

Town: Villegailhenc

Department: Aude

Bed: 4

2 Bath:

270 m2 Floor: Plot Size: IIII m2











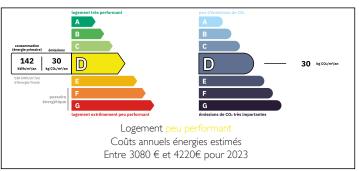


IN BRIEF

This is a stunning architect designed renovation that sympathetically blends the characterful old with industrial, giving a feel of French country and New York loft style. This unusual and beautiful 4 bedroom house is In a village with good amenities just 10 minutes from Carcassonne city and 5 minutes from the commercial centre.

It also benefits from a large courtyard to the front and large garden to the rear with outbuildings and a well.





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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You approach the house through wooden gates and enter into an enclosed hidden courtyard of 45m2 with original stone walls, where you could easily park a car. From this area you access the house through a huge ornate wooden door where you will find the ground floor is all open plan with lounge, dining area and kitchen. It has wooden floors, 2 open fireplaces, exposed wooden beams and ceilings, a newly fitted kitchen, a storage room, and 2 sets of staircases. This space is very bright and airy having heigh ceilings, and a floor to ceiling ornate metal window in the lounge plus 2 large windows in the kitchen and dining area.

On the 1st floor you have 2 very large bedrooms and I large games room with a floor to ceiling ornate metal window with stained glass that looks onto the courtyard below, plus a mezzanine. There is a bathroom with roll top bath, shower and 2 hand basins, that is accessible from bedroom I and 2. Then there is a laundry room, and separate toilet.

On the 2nd floor you have 2 bedrooms with exposed beams and wooden floors which are also very light and airy, one of which has an ensuite bathroom with shower, hand basin and toilet.

Outside to the rear of the property is a lawned garden with trees of 1000m2 which has beautiful views of the hills beyond, and has plenty of room...