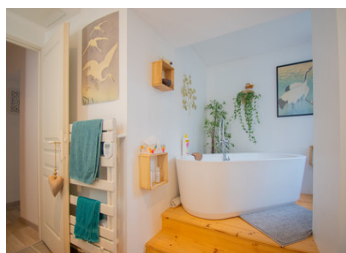


Charming Village house with 3 bedrooms, 5 mins from Limoux with outside space.



INFORMATION

Town:	Cournanel
Department:	Aude
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	106 m2

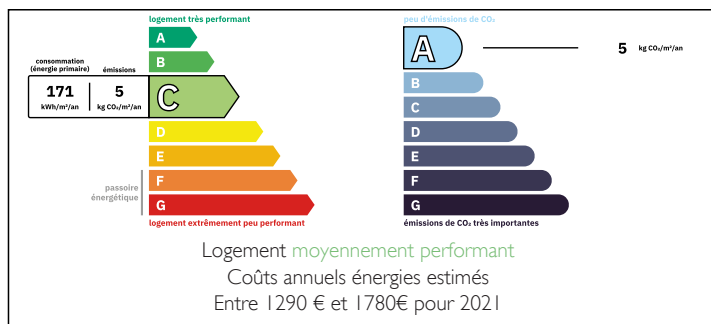


IN BRIEF

This beautiful village property is situated on 5 mins from Limoux. This house has been renovated to a very high standard. There is a woodburner in the living room for cozy evenings.

Stone walls have been left uncovered to show the beauty of this house. Giving the house the warmth and charm at the same time.

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.



LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully renovated village house is the perfect blend of rustic charm and modern convenience, making it an ideal choice for anyone looking for a second home in the picturesque Aude region. Situated just 5 minutes from Limoux, a lively town with all necessary amenities, and 40 minutes from the historic city of Carcassonne, this home offers both peace and accessibility. The property has been thoughtfully and expertly renovated to a very high standard, preserving its character while providing all the comforts of modern living.

Ground Floor:

Living Room (40m²): As you enter the home, you are greeted by a spacious and inviting living room with ample natural light. The room features a cozy woodburner, perfect for creating a warm and comfortable atmosphere during colder months. The open layout makes it ideal for both relaxation and entertaining.

Kitchen (16m²): Adjacent to the living room, the kitchen is a well-designed space for cooking and dining. It is equipped with modern appliances and plenty of storage, with ample room for a dining table, making it the heart of the home.

Laundry Room (2.8m²): Located just behind the kitchen, this practical room offers space for laundry facilities and additional storage, ensuring that household chores are taken care of with ease.

Shower Room (4m²): This convenient shower room on the ground floor provides a practical space for guests or quick use, complete with contemporary fittings.

First Floor:

Living Space (20m² + Mezzanine 15m²): The first floor features a spacious living area that can be used...