

UNDER OFFER Charming single storey house with a large garden and pool nestled in the hills close to Mirepoix



INFORMATION

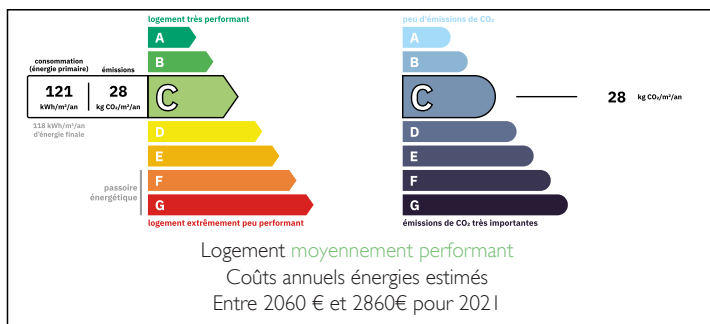
Town:	Plavilla
Department:	Aude
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	5495 m2

IN BRIEF

In a small hamlet not far from the town of Mirepoix you will find this charming property. The single storey house boasts fantastic views and a delightful mature garden with a swimming pool. The house has three bedrooms, one with an en-suite, a family bathroom, a large and bright living area and an open kitchen with dining area. The property also has two garages and several smaller outbuildings perfect for a workshop. If you are looking for a beautiful spot to enjoy the French countryside without being isolated from the amenities of a good-sized town then this is the perfect property for you.

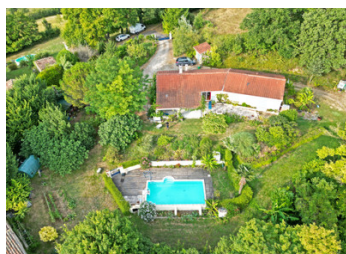


ENERGY - DPE



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: 1324 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property lies at the top of a small hamlet with views over the surrounding valley and countryside. A large drive provides plenty of parking space with a garage. A large partly covered terrace runs along the front of the property, perfect for outside dining or relaxing in the shade on a warm day. The garden is full of mature plants and trees with the highlight being the pool just below the terrace, a great spot to wind down on a sunny afternoon. There is another garage that could be used as a workshop and two smaller outbuildings ideal for gardening or tools.

The main entrance to the house is from the outside terrace into a wide corridor just off the main living area. This light-filled room would be perfect for entertaining or enjoying a family meal with a view over the garden and a large wood-burner ideal for chilly winter evenings. To the left of the entrance is a generous open kitchen and additional dining area with plenty of space to prepare meals and a small adjoining utility room.

Beyond the living area are three good-sized bedrooms, all with views over the garden and surrounding countryside. One of the bedrooms has a shower room and there is a family bathroom with a separate toilet.

The property benefits from double glazing throughout and oil fueled central heating in addition to the large wood-burner in the living area. The pool is 8x4m and has two...