

Spacious home in a quiet village with garden and workshop.



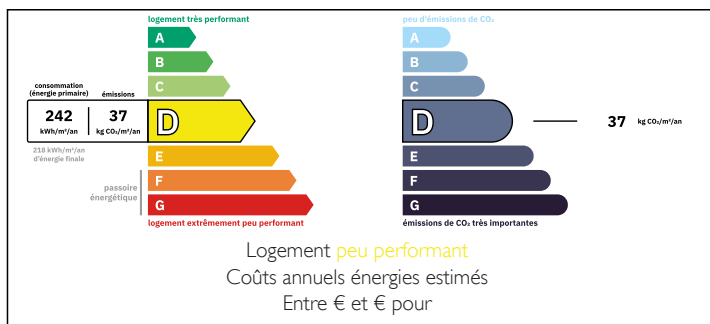
## INFORMATION

Town:	La Digne-d'Amont
Department:	Aude
Bed:	3
Bath:	1
Floor:	144 m2
Plot Size:	989 m2

## IN BRIEF

Well appointed house in a quiet village along the creek Cougain. Large foyer, dining room and living room on the ground floor, with an attached Hanger style garage and garden. Upstairs are 3 bedrooms well situated with a central dressing room, and separate toilet and bathroom.

## ENERGY - DPE



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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 habitation: EUR

## DESCRIPTION

Peaceful house in the calm village of La Digne d'Amont, just a few minutes from Limoux. You enter through a glass enclosure and into a large foyer with French cement tiles. Adjacent to the foyer is the dining room with a cozy fireplace. The warm dining room opens onto a functional, recently renovated kitchen and a large convivial living room, perfect for entertaining. From the kitchen, a rear door leads into a fully enclosed and private garden adjacent to a semi-open barn which can be used as a garage or additional storage space. Next to the barn is a fully usable workshop as well as a cellar.

Adjacent to the dining room is the staircase leading up to the three bedrooms. Two of them are connected by a dressing or sitting room and a large walk-in closet, combining comfort and practicality. The 3rd bedroom has lots of storage space in the rafters. The bathroom with a bathtub is separate from the toilet. At the end of the corridor is the attic which leads out to a sunny terrace.

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

## NOTES