

Cozy 2 bed 2 bath house with courtyard, mountain views, garden and parking 5 mins from Quillan

EXCLUSIVE



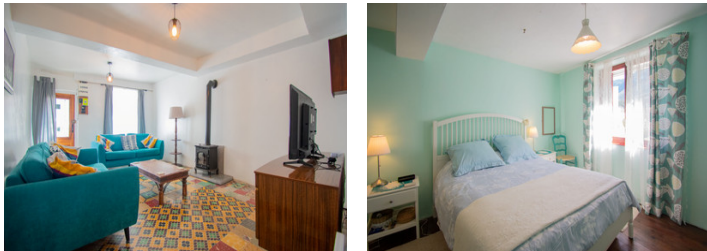
## INFORMATION

Town:	Ginols
Department:	Aude
Bed:	2
Bath:	2
Floor:	86 m2
Plot Size:	517 m2

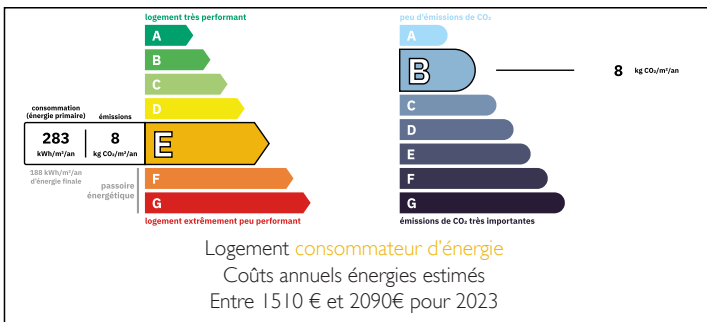
## IN BRIEF

Cozy house set in Ginols is surrounded by beautiful views

This 2bed 2bath house offers the perfect home, nestled in nature. This home is perfect for either your main home or as a holiday home.



## 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 foncière: **767 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

Charming Home Nestled in Nature

This cozy 2-bedroom, 2-bathroom home is beautifully set in a peaceful natural environment, offering a tranquil retreat.

Features include:

Ground Floor: Spacious living room and kitchen that opens out to a lovely courtyard

First Floor: 2 bedrooms and 2 bathrooms, providing ample space and comfort

Second Floor: Insulated grenier space with water and toilet pipes, offering potential for expansion

Wood burner in the kitchen for warmth and ambiance

Double-glazed windows for energy efficiency and comfort

Large wood/tool storage for all your storage needs

Location:

Just 5 minutes by car to the charming town of Quillan

Approximately 1 hour to Carcassonne

Comes Fully Finished.

Ground Floor

Kitchen = 17m<sup>2</sup>

Living Room = 19m<sup>2</sup>

WC = 1.7m<sup>2</sup>

1st floor

Bedroom 1 = 17m<sup>2</sup> Ensuite = 3m<sup>2</sup>

Bedroom 2 = 14m<sup>2</sup> Ensuite = 3m<sup>2</sup>

2nd Floor

Grenier = 24m<sup>2</sup> ( not habitable)