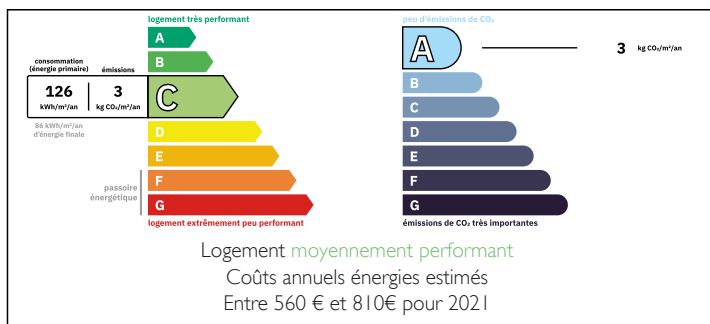


## Renovated 3-bedroom village house with garage - potential to extend and create a roof terrace



## ENERGY - DPE



## INFORMATION

Town:	Saissac
Department:	Aude
Bed:	3
Bath:	1
Floor:	104 m²
Plot Size:	1 m²

## IN BRIEF

Located in the heart of the village, with easy access to local shops and services (mini-market, butcher, pharmacy, school, doctor, restaurant), this 3-bedroom house with a garage has been recently renovated and still offers great potential for further development.

The bright living area with views over the river and village, a modern fully-equipped kitchen, and a pellet stove is a real highlight.

2 bedrooms, a shower room, and a separate toilet complete this level.

Upstairs, you'll find a third bedroom with reversible air conditioning, and a 60 m² space ready to be converted if desired, allowing the creation of up to 2 additional bedrooms, a bathroom, dressing room, etc.

There is also potential for a rooftop terrace with open views, subject to planning permission.

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:** 1090 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Spacious, Bright, and Full of Potential

On the first floor, the main living area welcomes you with a bright, open-plan space, featuring a modern fully-equipped kitchen with quality appliances, and a recent pellet stove both economical and efficient. This warm and inviting room offers a stunning view of the river and village, a true delight for everyday life.

On this same level, you'll find two comfortable bedrooms, one of which includes an en-suite shower room, as well as a separate WC.

### Upstairs: A Third Bedroom and Large Convertible Space

The top floor includes a third bedroom already fitted with reversible air conditioning. While a few finishing touches are still needed, the main work has been done.

This level also features a large 60 m<sup>2</sup> area ready to be converted, with plumbing and electrics already in place, and drainage ready for a second WC. This space offers endless possibilities, create two additional bedrooms, a second bathroom, a dressing room, or even a separate guest unit if desired.

Adjacent to this area is a 20 m<sup>2</sup> surface with the potential to build a rooftop terrace (subject to planning permission), offering lovely open views over the surrounding countryside. A great bonus for enjoying the sunny days!

### Comfort, Storage & Energy Efficiency

On the ground floor, a spacious garage with an electric door provides room for a car, bicycles, and storage, a real asset, especially in the village center.

The house has undergone significant improvements to enhance comfort and reduce energy consumption:

- Double-glazed windows