

Charming village house with spacious courtyard and 4 bedrooms, near Castelnaudary



INFORMATION

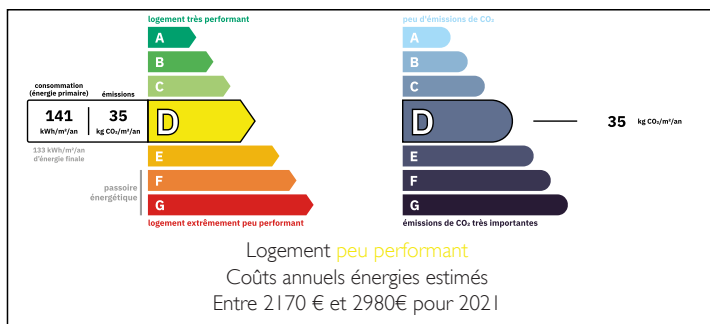
Town:	Laurabuc
Department:	Aude
Bed:	4
Bath:	1
Floor:	129 m2
Plot Size:	70 m2

IN BRIEF

This charming village house would make an ideal home for a couple or small family or a lock up and leave holiday home. It is situated in a thriving village with a grocery shop, and only ten minutes from the home of Cassoulet, Castelnaudary. The outside terrace located in what is the former stable, with access into the village to the rear, provides a perfect spot to relax or enjoy a family meal. Inside the house is in good condition with a spacious kitchen-dining room, a bright living room with access to the terrace and four bedrooms on the first floor. The attic space, currently used for storage, provides an opportunity to add living space and potential value to the property.

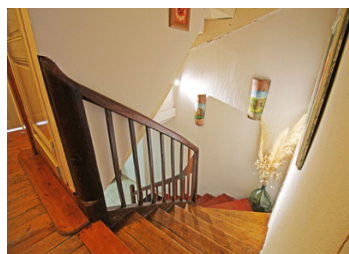


ENERGY - DPE



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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

NOTES

DESCRIPTION

In the dynamic village of Laurabuc you will find this delightful village house. An entrance leads into the main hallway with access onto a large kitchen diner. There is storage and a downstairs toilet with the spacious and light living room to the rear of the property. From here there are sliding doors out onto the rear terrace and a courtyard of 70m². Plenty of space for a selection of easy to maintain potted plants, a dining table or simply a spot to relax on a warm afternoon. There is access to the street from the rear so you could bring in a small car or bike.

A beautiful tiled and wooden stairway leads to the first floor. There are four good sized bedrooms, one with a sink, and a family bathroom. There is access to a full-height attic which is currently used for storage but offers the potential for further bedrooms, a playroom or other additional living space.

The house was renovated in 1998, has gas central heating throughout and PVC double glazing on all windows. The walls have been insulated internally, and the property is on mains drains. The roof was redone in 1998 and revised in 2023.

The pretty village of Laurabuc is nestled in the hills of the Lauragais and has some key services including a grocery shop and post office. A short ten-minute drive takes you to Castelnaudary with supermarkets, restaurants, a hospital and other amenities. There is also...