



Ref: A36752CED11 Price: 139 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (130 000 EUR without fees)

Riverside property, 6 bedroom house over 2 floors with kitchen, office, lounge/diner, 2 bathrooms & terrace.



INFORMATION

Town: Puilaurens

Department: Aude

Bed: 6

Bath: 2

Floor: 140 m2

Plot Size: 115 m2











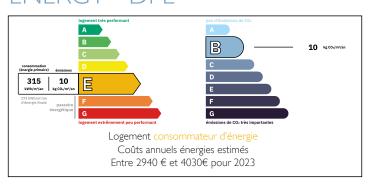


IN BRIEF

Charming 6 bedroom character property in the historic village of Puilaurens with its famous Cathar castle. Originally 2 houses it has since been converted into a large family/holiday home or bed and breakfast which backs onto the River Boulzane and offers panoramic views of the surrounding countryside from its extensive balcony/terrace.

A popular stopover destination for tourists, it is centrally located between the cities of Carcassonne and Perpignan in the heart of the Cathar Country. The region welcomes walkers, cyclists and motorcyclists and offers a wealth of activities including rafting, kayaking, canyoning, mountain biking and skiing in winter. A short drive to the busier towns of Quillan and Caudiès-de-Fenouillèdes and approximately I hour from the international airports of Carcassonne and Perpignan. It is a I hour drive to the beautiful Mediterranean beaches and 2 hours from Andorra and...

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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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Entry from the street into an office/reception/entrance hall of 14m2 leading to a fully equipped kitchen of 12m2 with access on to the terrace area. The ground floor is split-level with steps leading to the lounge/dining area of 29m2 with fireplace and access to the terrace. There is a further suite with a bedroom of 11m2 opening onto the terrace and a bathroom with toilet.

The first floor has 2 staircases, the first leading from the kitchen to 2 bedrooms of 10 and 11m2 and a WC.

The second staircase is located off of the lounge area and has 3 bedrooms of 9, 10 & 11m2 and a shoer room with toilet.

In the basement there are 2 separate caves, one for wood storage and a workshop of 13m2 plus a space to be finished that has been configured as a bathroom.

The ground floor boasts the balconies and terrace with overklook the River Boulzane and there is a small garden located off of the basement area.

This property offers a fantastic investment opportunity due to the lack of accommodation for visitors in the village or a comfortable large family/holiday home.

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