

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



INFORMATION

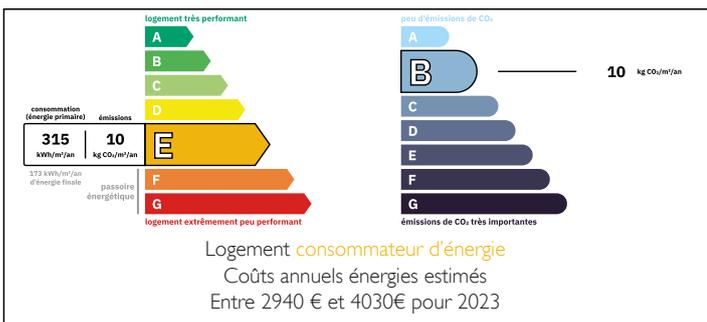
Town:	Puilaurens
Department:	Aude
Bed:	6
Bath:	2
Floor:	140 m2
Plot Size:	115 m2

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.

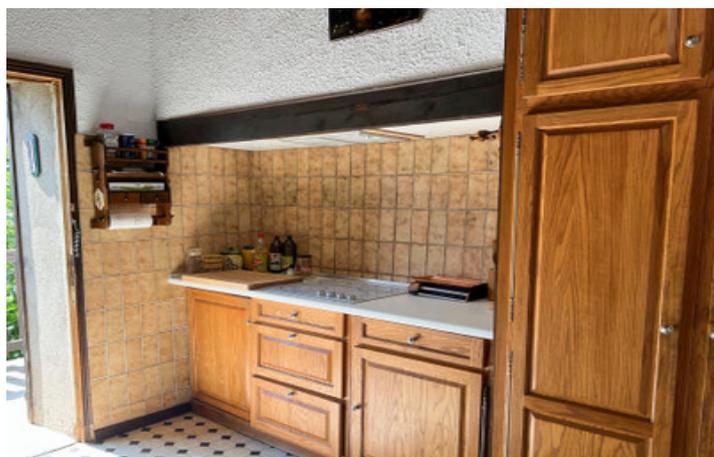
A popular stopover destination for tourists, it is centrally located between the cities of Carcassonne and Perpignan in the heart of the Cathar Country. The region welcomes walkers, cyclists and motorcyclists and offers a wealth of activities including rafting, kayaking, canyoning, mountain biking and skiing in winter. A short drive to the busier towns of Quillan and Caudiès-de-Fenouillèdes and approximately 1 hour from the international airports of Carcassonne and Perpignan. It is a 1 hour drive to the beautiful Mediterranean beaches and 2 hours from Andorra and...

ENERGY - DPE



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.



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 overlook 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>

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES