

Recent improvements and great new price for big, beautiful house full of charm. Rare riverside garden.



## INFORMATION

Town:	Mas-Cabardès
Department:	Aude
Bed:	4
Bath:	2
Floor:	235 m2
Plot Size:	100 m2



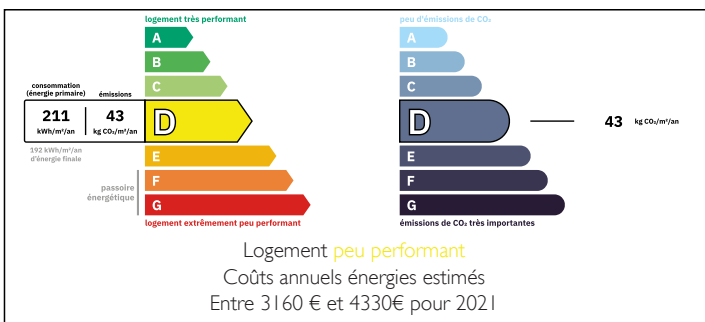
## IN BRIEF

A rare find in the sunny south of France! A fine, roomy village house with garden and balcony terrace from which to enjoy the riverside position, and as an added bonus a large wooded hillside plot just on the edge of the village for getting even further away from it all. The Montagne Noire area offers a great climate, wooded hills, abundant lakes and rivers. One reception room is cosy and snug, the other light and airy. Both look over the garden. The bedrooms are generous in size and offer heaps of charm as well as modern convenience. Attics and cellars provide extra space.

Many of the modernization works required have been done. Some scope remains for adding your own stamp.

Proven lettings potential.

## 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.



## DESCRIPTION

Enter through the ancient front door to a pleasant entrance hall, recently tiled floor.

To the left, the kitchen 15m<sup>2</sup>:

Fitted floor and wall cabinets, worktops, sink beneath window. Recently tiled floor. Electric hob with extractor hood over.

From entrance hall, through to dining room 32m<sup>2</sup>:

Open fireplace. Currently arranged with dining area and lounge seating. Window to garden, views of hilltops and castle ruins. Natural fibre flooring.

Door to shower room 6m<sup>2</sup>

Washing machine point, large walk-in shower, glass screen, WC, window to garden.

From dining room, door to rear entrance hall. Storage cupboard.

Further to large reception room 40 m<sup>2</sup>

Wood burner, high windows to street, French windows to balcony terrace and garden beyond. Views of hilltops and castle ruins. Floor in original "tomette" terracotta tiles, painstakingly relaid. All electrics updated. Airy and light.

Rear entrance hall and French windows from the reception room lead to a spacious balcony with lounge and dining seating. A perfect barbecue spot. Restful views. Steps down to the grassed garden. Fully fenced. Gate to the small river which babbles past.

From the front entrance hall, stairs up to the first floor landing with tomette floor in need of some repair.

This is where a lot of the quirk comes in!

On the left, large bedroom 30m<sup>2</sup> with windows to street, fireplace, built-in cupboards, wooden floor that really lets you feel the age of this house.

At the end of the landing, an L-shaped room currently a large

Bedroom 25m<sup>2</sup>, could lend itself to being a

## LOCAL TAXES

**Taxe foncière: 1799 EUR**

**Taxe habitation: 1133 EUR**

## NOTES