

Immaculate 4 bedroom property with 2 lounges, 2 shower rooms, garage, balconies/terraces and garden.



INFORMATION

Town:	Axat
Department:	Aude
Bed:	4
Bath:	2
Floor:	250 m ²
Plot Size:	840 m ²



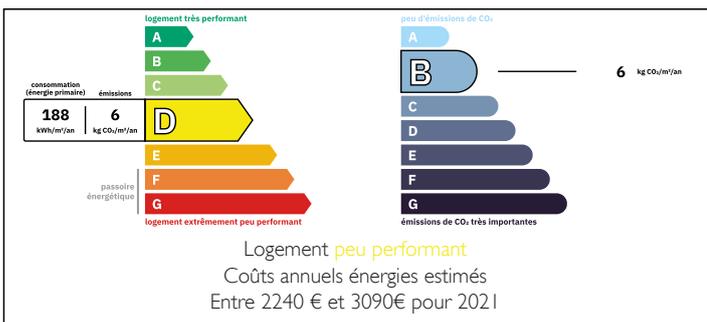
IN BRIEF

This beautifully renovated four-bedroom home offers generous living space and is finished to an excellent standard throughout. Set in the charming town of Axat, in the heart of the Upper Aude Valley, the property enjoys a stunning setting at the foothills of the Pyrenees.

Axat is a lively and welcoming town with plenty to enjoy right on your doorstep, including its popular outdoor swimming pool and the much-loved summer tourist attraction, "Le Train Rouge," which runs through to Rivesaltes. Known locally as the capital of white-water sports, the town is a hotspot for rafting, kayaking and hydrospeed on the River Aude.

For winter sports lovers, ski stations are just a 45-minute drive away, while the Mediterranean beaches can be reached in around an hour. Carcassonne and Perpignan international airports are

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

This delightful, well appointed property lends itself to a comfortable modern lifestyle with light and airy open plan rooms, fully double glazed throughout with underfloor heating in the first floor living area, electric heaters and 2 wood burning stoves. It also boasts several outdoor spaces including a balcony, terrace area, block paved front terrace and a large garden opposite the property.

Configured over 3 floors with 3 sides the property is entered from the ground floor into an entrance hall with a staircase leading to the first floor open plan lounge/dining room and fully equipped kitchen area of approximately 65m² featuring underfloor heating. Off of this area are 3 bedrooms of 12, 13.5 & 26.25m², a laundry room of 14.25m² and 2 family bathrooms of approx. 6m² each.

There are 2 separate staircases to the left and right of the lounge. To the left on the second floor is a second lounge of approx. 45m² opening onto a terrace area with panoramic views. There is also another room with sloping roof of approx. 14m² which could be used as a single bedroom. A balcony with mountain views is accessed from the staircase.

On the right side of the second floor is a family suite of approx. 37.5m² featuring a bedroom and lounge area with airconditioning.

The property has a large double garage with electric shutter and space for parking for 2 cars in front of this. There is also a storage area and cave at this level. The spacious...

LOCAL TAXES

Taxe foncière:	2728 EUR
Taxe habitation:	EUR

NOTES