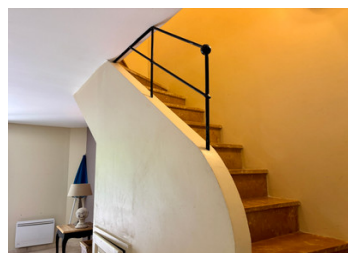
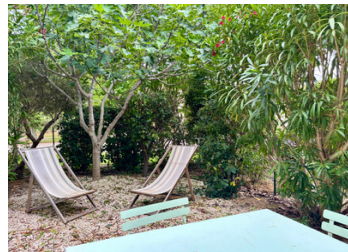


Charming house in a private residence

EXCLUSIVE



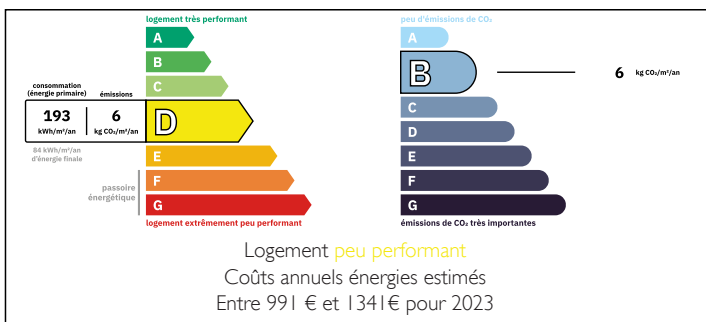
INFORMATION

Town:	Saint-Laurent-de-la-Cabreris
Department:	Aude
Bed:	2
Bath:	2
Floor:	66 m2
Plot Size:	31 m2

IN BRIEF

Discover this charming 54 m² house, furnished and ready to move in or rent immediately. Located in Saint-Laurent-de-la-Cabrerisse, it is ideally situated 30 minutes from Narbonne, 20 minutes from Lézignan Corbières, and 40 minutes from the beaches. Perfect for those seeking tranquility and convenience, this house is an opportunity not to be missed.

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

This house is located in the charming village of Saint-Laurent-de-la-Cabrerisse, a peaceful and welcoming place nestled in the department of Aude, in the Occitanie region. This village is ideally situated for those who wish to enjoy both the tranquility of the countryside and the proximity of urban amenities.

Just 30 minutes from Narbonne, a city rich in history and culture, you can easily access its many historical sites, lively markets, and restaurants offering delicious local cuisine. Lézignan-Corbières, only 20 minutes away, also provides a variety of services and activities for the whole family. For beach lovers, the beautiful Mediterranean coasts are just a 40-minute drive away, allowing you to enjoy the sun, sea, and numerous water activities.

This house consists of a ground floor with a bright living room and a fully equipped open kitchen. A separate toilet is also present on this level. Upstairs, you will find two comfortable bedrooms, each with a private bathroom, toilet, and air conditioning.

The exterior is equally appealing with a 31 m² enclosed garden and terrace, ideal for enjoying sunny days. The house is located just a 5-minute walk from the river, offering a peaceful and green setting for refreshing swims.

The secure residence, equipped with an electric gate, offers communal spaces such as a shelter and a barbecue for convivial moments with neighbors. The village has all the necessary amenities: grocery stores, post office, pharmacy, restaurants, doctors, a tobacco bar, and a cooperative cellar.

This house is perfect for investors looking...

LOCAL TAXES

Taxe foncière: 990 EUR

Taxe habitation: EUR

NOTES