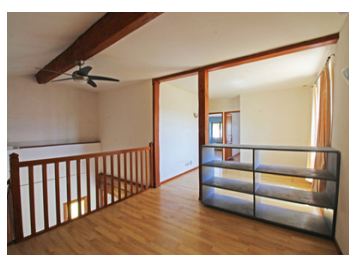


Charming three bed house with gardens, parking and outbuildings on the edge of the popular village of Belvèze



INFORMATION

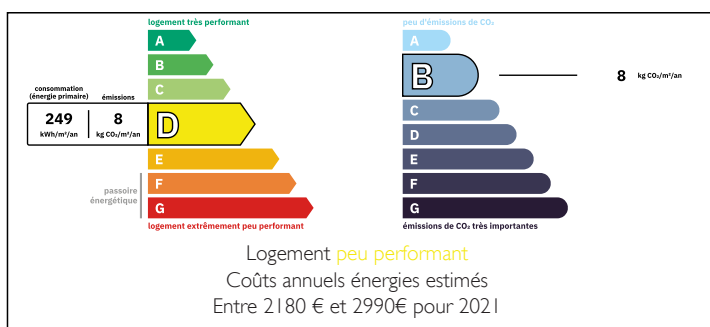
Town:	Belvèze-du-Razès
Department:	Aude
Bed:	3
Bath:	2
Floor:	147 m ²
Plot Size:	800 m ²

IN BRIEF

In the dynamic village of Belvèze-du-Razès, which boasts all necessary amenities, you will find this charming three-bedroom home. The property has a large garden to the front with mature flowers and bushes, gravel paths and space for parking. The house has one ground floor suite and two bedrooms and a bathroom on the first floor. There is a spacious open living area with a wood burning stove, a generous kitchen and a conservatory, ideal for enjoying the sun all year round. On the first floor a large landing/mezzanine would make a perfect home office with views over the village and countryside beyond.

The village of Belvèze is located between the towns of Mirepoix and Limoux which are full of attractions, and both host regular events and festivals throughout the year. Carcassonne is under 30 minutes' drive and Toulouse...

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

The property sits above the centre of the village, with all the facilities of the main street just a five-minute walk away. To the front is a drive for off street parking or you can access the garden in front of the house via a gate and provides access to the carport at the side of the house.

From the entrance hall you have a downstairs bedroom with en-suite shower and the main living space with doors onto the garden and easy access to the kitchen. The modern kitchen has plenty of space for preparing meals or hosting friends, with the adjoining conservatory looking out over the garden. A utility room and access to the rear of the carport complete the ground floor.

A staircase leads from the main living area onto the mezzanine landing which would be ideal for an office or playroom. There is a Juliette balcony overlooking the garden and at the far end, two bedrooms and a family bathroom.

Outside the garden is flat and not overlooked, there are gravel paths leading amongst the flowerbeds and three small outbuildings are ideal for storing wood, bikes or other equipment. You could create a small workshop or summer kitchen.

The current owner has carried out most major works on the property including recovering the roof, installing a new wood burning stove and fuse box. There are solar panels providing electricity to the house. The house is ready for you to put...

LOCAL TAXES

Taxe habitation:

EUR

NOTES