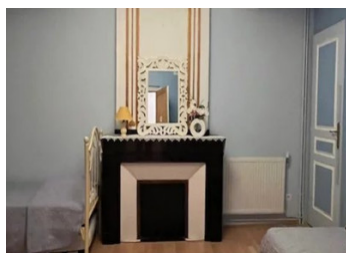
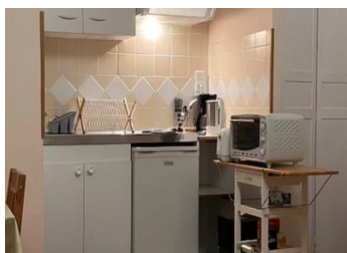
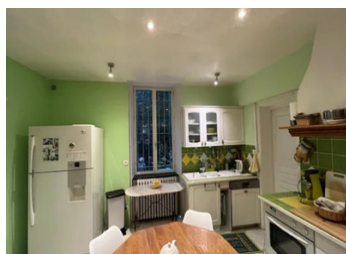


FOR SALE CHARACTER HOUSE FULLY RENOVATED WITH COURTYARD AND GARAGE



INFORMATION

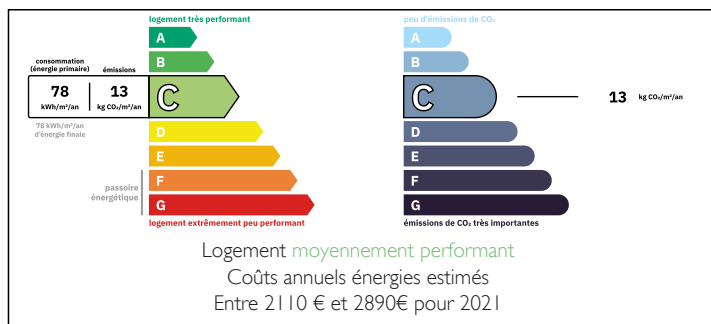
Town:	Espéraza
Department:	Aude
Bed:	8
Bath:	7
Floor:	475 m2
Plot Size:	14 m2



IN BRIEF

For sale, a 475 m² building, completely renovated between 2007 and 2010. It features a beautiful 67 m² courtyard with no overlooked views. Currently, the building includes a kitchen, a dining room, two showrooms, two offices, two studios, a loft, seven bedrooms, two bathrooms, and four powder rooms. The spaces can be remodeled for a fully customized project, whether for tourism or shared living. The building is ideally located on the village square, pleasant and shaded, surrounded by small local shops. The town of Espéraza is 1 hour and 15 minutes from the beaches, 35 minutes from the nearest ski resorts, and two hours from Spain. Your agency's opinion: a property in very good condition, offering multiple possibilities and full of charm.

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

DETAILED SURFACE AREA

Floor Rooms Surface Area Description

Gallery 24.64 m²

Gallery 21.62 m²

Dining Room 26.77 m²

Laundry Room 9 m²

Hallway 15 m²

Toilet 1.1 m²

Office 10.25 m²

Kitchen 17.41 m²

Corner 2.68 m²

Cellar 2.55 m²

Toilet 1.13 m²

Bedroom 18.75 m²

Bathroom / Toilet 11.7 m²

Corner 4.1 m²

Hallway 9.53 m²

Studio 23.08 m²

Shower room / toilet 4.2 m²

Bedroom 11.26 m²

Hallway 6.26 m²

Bedroom 11.37 m²

Shower room / toilet 4.18 m²

Bedroom 21.7 m²

Shower room / toilet 2.82 m²

Laundry room 2.16 m²

Office 10.75 m²

Landing 5 m²

Bedroom 14.67 m²

Shower room / toilet 3.8 m²

Hallway 4.6 m²

Living room 22.5 m²

Bedroom 16.5 m²

Bathroom / toilet 10.52 m²

Dressing room 3 m²

Bedroom 24.5 m²

Shower room / toilet 4.2 m²

Lingerie 2.16 m²

Hallway 9.36 m²

Loft 79.8 m²

Garage 17 m²

Terrace 13.86 m

LOCAL TAXES

Taxe habitation: EUR

NOTES