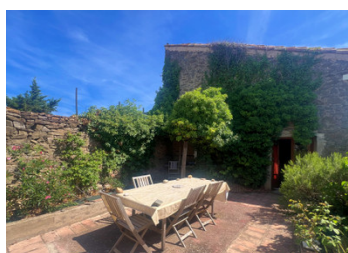


A great project in lively village. 2 houses, almost complete, & large barn. Habitable now, full plans included

EXCLUSIVE



INFORMATION

Town:	Escales
Department:	Aude
Bed:	6
Bath:	4
Floor:	226 m2
Plot Size:	910 m2

IN BRIEF

A fantastic opportunity to complete this exciting development, where the major works have already been done.

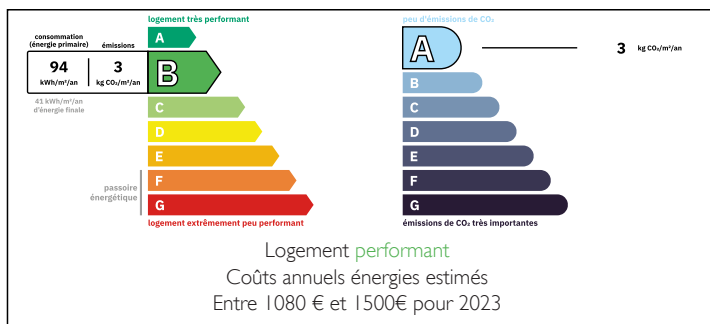
Grouped around the private garden, with lovely open views, are 2 houses, and a large barn which has been made structurally sound but is not yet converted.

The main house has a large living room, kitchen with storage area, 4 bedrooms and 3 bathrooms.

The second house has 2 bedrooms, summer room, kitchen/diner and bathroom, plus an adjoining barn envisaged as the sitting room and a third bedroom with shower room.

The large 2-storey barn was envisaged as another 4 bedroomed house, although it could equally be used to create a function space or studio.

ENERGY - DPE



Full plans are available, and tools and materials could

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.



LOCAL TAXES

Taxe foncière: 696 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A rare chance to acquire a unique and attractive village property with three separate buildings, and a large garden, where the major structural works have already been completed. The hard part has been done, so now a new owner can finish the project to their own taste and vision. Full plans are available.

The property is immediately habitable, offering the flexibility to live in one section while continuing work on the others, or to rent/sell part of the property to help finance the next stage.

Main House (150 m² habitable)

A four-bedroom house, almost finished and fitted with double-glazed windows throughout.

It combines character features with modern comfort, including, on the ground floor, a semi-fitted kitchen (13m²) with the old wine vats converted to useful storage rooms (14m²) and a large living room (50m²) that was once the stables and includes a feature well, with patio doors opening to a private courtyard dining area with a pigeonnier.

Upstairs, there are four bedrooms (each 12-14m²), two with en-suite bathrooms, and a further family bathroom. One of the bedrooms has a mezzanine and opens directly onto the garden, with far-reaching views from the upper level. This would make a fun room for children!

Second House (76 m² habitable + 36 m² to develop)

A three-bedroom house that is almost complete. With an insulated loft and pleasant views of the Black Mountains, it is ready to be lived in while final touches are carried out.

There is a bright kitchen / dining...