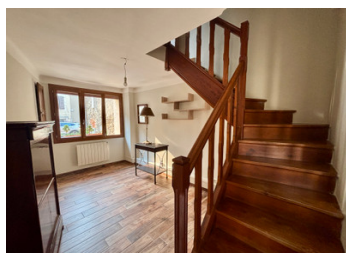
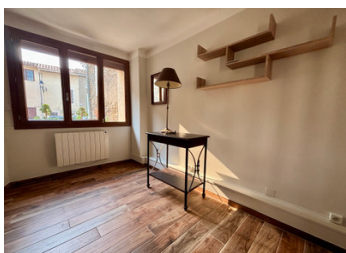


Renovated stone house with garage and small garden



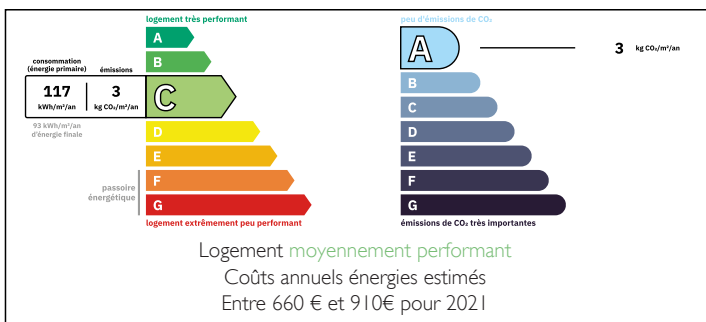
INFORMATION

Town:	Mailhac
Department:	Aude
Bed:	2
Bath:	1
Floor:	95 m ²
Plot Size:	35 m ²

IN BRIEF

Charming, fully renovated stone house measuring 95 m² with a 35 m² patio, veranda and garage. Located in Mailhac, a typical village 20 minutes from Narbonne, it offers a beautiful living room with open kitchen, two spacious bedrooms, an office/workshop and attractive features (wood-burning stove, recent joinery, possibility of furnished).

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

Located in the heart of the charming medieval village of Mailhac, with shops and local amenities, just 20 minutes from Narbonne, this stone house of approximately 95 m² has been tastefully renovated throughout and offers comfort and authenticity.

On the ground floor, a pleasant 35 m² patio provides a truly relaxing space away from prying eyes. It opens onto a bright veranda with a toilet, offering direct access to the garage – a rare asset in the centre of the village.

The warm and welcoming main room has an open-plan fitted kitchen, a living room with a wood-burning stove, and an adjoining room that can be used as an office, workshop or spare bedroom, depending on your needs.

Upstairs, you will find a modern shower room with toilet, a first bedroom of approximately 11 m² and a large bedroom of 19 m², ideal for a master suite or a comfortable sleeping area.

The high-quality renovation highlights the charm of the stonework while offering excellent features: wood-effect PVC joinery with solar roller shutters, electric heating and a wood-burning stove. The house can also be sold furnished, ready to move into.

Its peaceful setting, surrounded by vineyards and hiking trails, will appeal to lovers of nature and authenticity.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 812 EUR

Taxe habitation: EUR

NOTES