

Perfect main or second home with 4 beds 2 bath, with courtyard

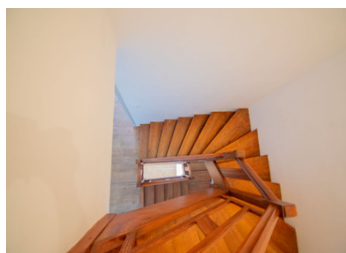


## INFORMATION

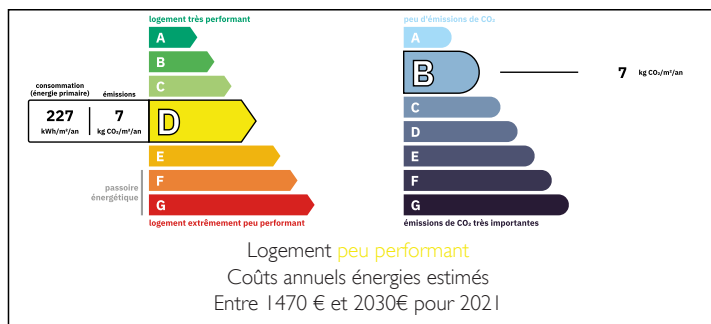
Town:	Sainte-Colombe-sur-l'Hers
Department:	Aude
Bed:	4
Bath:	2
Floor:	108 m2
Plot Size:	25 m2

## IN BRIEF

This stunning house has nothing to do, open plan living and dining, leading out to a beautiful courtyard. 4 bed, 2 bath.  
Ideal first home or second resident.



## 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

Stunning Move-In Ready Home – 5 Minutes from Chalabre, Near Lac de Montbel

This beautifully renovated 4-bedroom home is presented in immaculate condition — move-in ready with absolutely nothing to do. Situated in a charming village with amenities, just 5 minutes from the market town of Chalabre and close to the scenic Lac de Montbel, it offers the perfect blend of comfort and convenience.

The bright, open-plan living and dining area flows seamlessly out to a private 25m<sup>2</sup> courtyard — ideal for entertaining, dining al fresco, or simply relaxing in the sunshine. Each level features its own bathroom, making the home practical and well-suited for family living or guests.

A truly stunning property that combines modern comfort with village charm — ready to be enjoyed from day one.

Located only 1 hour from the UNESCO World Heritage city of Carcassonne,

More information upon request

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

## LOCAL TAXES

**Taxe foncière: 439 EUR**

**Taxe habitation: EUR**

## NOTES