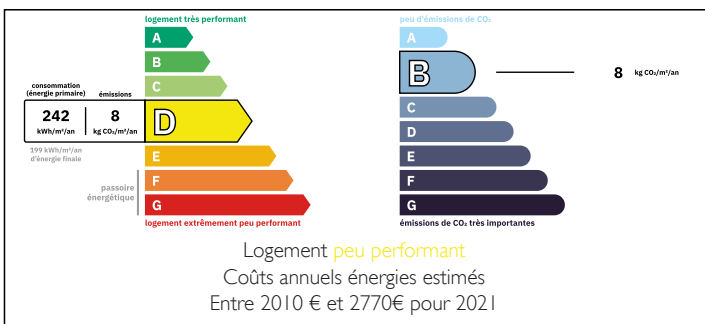


Spacious character 4 bedroom village house with large garage and gardens

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mailhac
Department:	Aude
Bed:	4
Bath:	2
Floor:	144 m ²
Plot Size:	70 m ²

IN BRIEF

Full of character and warmth, this charming 4-bedroom property offers generous living spaces, abundant natural light, and tasteful features that blend traditional charm with modern comfort.

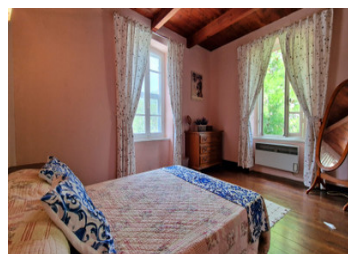
On the ground floor, you'll find a welcoming lounge /dining area perfect for entertaining or relaxing by the wood-burning stove, a fully fitted kitchen opening directly onto the garden. Second reception room with doors onto the garden. downstairs WC . The large 50 m² garage provides excellent storage or workshop space.

Upstairs, a bright landing leads to a superb master bedroom with ensuite shower room, three additional light-filled bedrooms, and a shower room.

Outside, the private courtyard garden with a retractable awning offers a delightful space for al fresco dining and summer evenings, with open

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

Property Description – Mailhac

Property in more detail

Fitted kitchen with door opening onto the garden
Large open-plan lounge and dining area with wood-burning stove
Second reception room with doors leading to the terrace
Charming wooden floors on the first floor
Four good-sized bedrooms, two with countryside views
Two shower rooms (one ensuite to the master bedroom)

Private courtyard garden with retractable awning – perfect for summer dining
Open views to the rear of the property

Large 50 m² garage offering excellent storage or workshop space

Location Highlights

Narbonne: approx. 25 km (25 mins)

Carcassonne: approx. 45 km (45 mins)

Gruissan & Mediterranean beaches: approx. 40 km (40 mins)

Measurements

Lounge: 23.83 m² (7.25m x 3.02m)

Second lounge: 13.99 m²

Kitchen: 13.81 m²

1st floor hallway: 12.36 m²

Hallway/with WC: 5.66 m²

Shower room: 4.28 m²

Master bedroom: 17.29 m² + 1.79 m² (ensuite)

Bedroom 2 (left): 13.95 m²

LOCAL TAXES

Taxe foncière: 1083 EUR

Taxe habitation: EUR

NOTES