

Spacious character 4 bedroom village house with large garage and gardens

EXCLUSIVE



INFORMATION

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

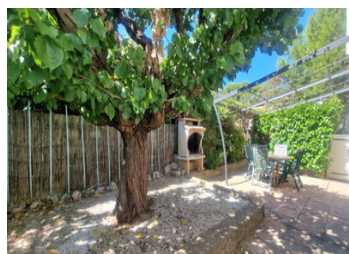
IN BRIEF

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.

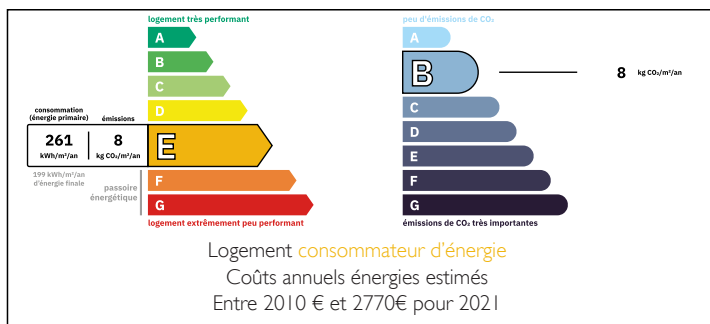
On the ground floor, you'll find a welcoming lounge /dining area perfect for entertaining or relaxing by the wood-burning stove, a fully fitted kitchen opening directly onto the garden. Second reception room with doors onto the garden. downstairs WC . The large 50 m² garage provides excellent storage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

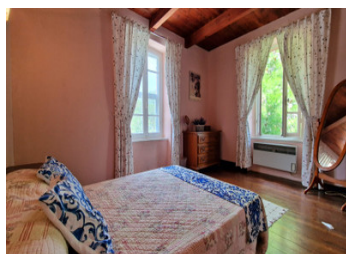


ENERGY - DPE



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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: 1083 EUR

Taxe habitation: EUR

NOTES

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