

Ref: A40339CST11

Price: 210 000 EUR

agency fees to be paid by the seller

#### Spacious character 4 bedroom village house with large garage and gardens



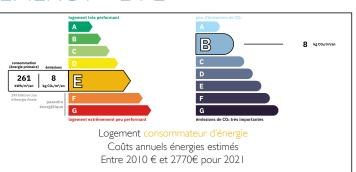








## **ENERGY - DPF**



# INFORMATION

Mailhac Town:

Department: Aude

Bed: 4

Bath: 2

Floor: 144 m2 Plot Size: 70 m<sup>2</sup>

### 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 m<sup>2</sup> 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

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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# 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:  $23.83 \text{ m}^2 (7.25 \text{m} \times 3.02 \text{m})$ 

Second lounge: 13.99 m<sup>2</sup>

Kitchen: 13.81 m<sup>2</sup>

1st floor hallway: 12.36 m<sup>2</sup>

Hallway/with WC: 5.66 m<sup>2</sup> Shower room: 4.28 m<sup>2</sup>

Master bedroom: 17.29 m<sup>2</sup> + 1.79 m<sup>2</sup> (ensuite)

Bedroom 2 (left): 13.95 m<sup>2</sup>

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