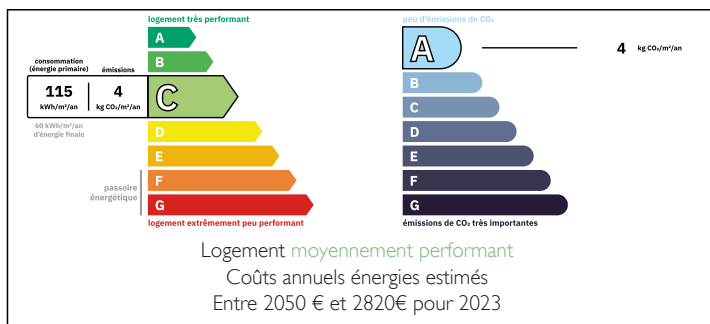


Enchanting stone village house in the charming village of Cabrespine, at the foot of the Montagne Noire

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cabrespine
Department:	Aude
Bed:	5
Bath:	2
Floor:	193 m ²
Plot Size:	180 m ²

IN BRIEF

This beautiful stone house is located in the charming village of Cabrespine.

Tucked away , calm and private.

The ground floor has a large hallway with 2 reception rooms, guest toilet, kitchen and separate pantry. The main staircase leads up to the first floor from here.

The ground floor can be accessed by another entrance door to the side, which enters into a vestibule with small kitchen/scullery area. From here, a side staircase goes up to the first floor where there is a landing ,with the kitchen/ diner, leading to the 3 first floor bedrooms and family bathroom.

On the second floor is the fourth bedroom and an enormous fifth bedroom with living area and kitchen and family bathroom. This could be a separate apartment. There is also another large room off the living area , to be renovated.

There is...

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.



LOCAL TAXES

Taxe foncière: **808 EUR**

NOTES

DESCRIPTION

Bedroom sizes:

First floor: m2: 10,9 24,0 13,0

Second floor: m2: 9,9 38,5

There is reversible air conditioning on all the floors and double glazed windows on the ground floor and first floor.

The roof has been replaced this year with new wooden support structures, waterproof covering and new roof tiles.

Located in the lower part of the village, this beautiful stone house nestles in the valley of the River Clamoux.

At the junction of Rivers Clamoux, Gaougnas, were found to be caves, later named Gouffre Géant de Cabrespine. These caves and expansive underground rock chambers have become very famous and are a great tourist attraction in this area.

Nearest airports:

Carcassonne: 27 kms

Beziers: 93 kms

Toulouse international: 127 kms

Nearest beaches:

Nabonne plage: 76 kms

Guissan plage: 72 kms

Roses, Spain: 192 kms

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