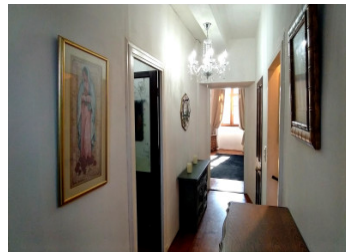


Spacious 3/4 bedroom house with kitchen, lounge, dining room, bathroom, WC & cellar, central location.



INFORMATION

Town:	Couiza
Department:	Aude
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	0 m2



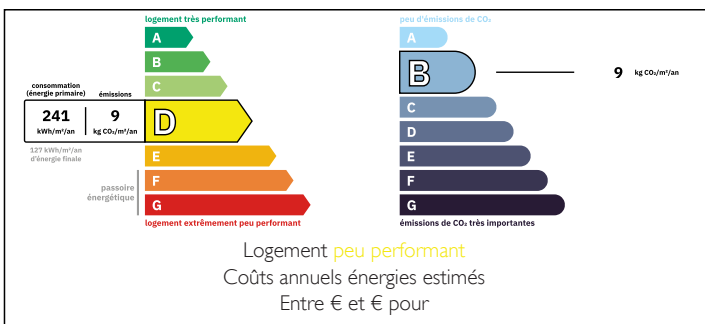
IN BRIEF

Situated in the heart of the beautiful Upper Aude Valley, the lively village of Couiza offers a pleasant blend of everyday convenience and natural surroundings. With local shops, cafés, restaurants and weekly markets, Couiza provides all essential amenities while retaining the charm of a traditional southern French village.

The area is particularly popular with both permanent residents and second-home owners thanks to its relaxed lifestyle and stunning landscapes. Nearby highlights include the famous hilltop village of Rennes-le-Château and the historic spa town of Rennes-les-Bains, known for its thermal waters and beautiful riverside walks.

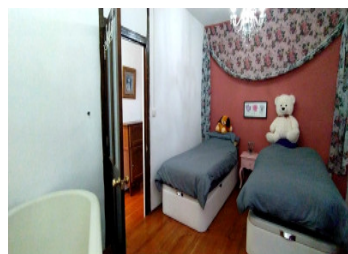
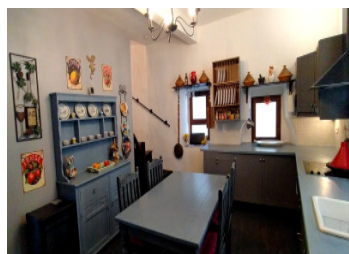
Surrounded by vineyards, forests and the foothills of the Pyrenees, the region offers a wide range of outdoor activities including hiking, cycling, kayaking and exploring the Cathar castles. The historic city of

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

Located in the centre of Couiza, within easy walking distance of shops and local amenities, this charming semi-detached character house offers approximately 133 m² of living space and has been carefully maintained, combining traditional features with modern comfort. The property is ready to move into and would suit equally well as a permanent residence, holiday home, or rental investment.

The ground floor is accessed via a beautiful wooden entrance door leading into a small entrance hall which opens onto a bright dining room of 20.93 m². A hallway leads to the fitted kitchen of 17.57 m², offering generous space for cooking and everyday living.

A secondary entrance from a side street provides access to two useful additional rooms currently used as a laundry room of 19.14 m² and a storage room of 18.78 m², offering practical space for storage, bicycles, or workshop use. From this level, a miller's ladder also leads down to a large cellar of approximately 35 m² with exterior access.

The first floor, reached via a wooden staircase, features a spacious living room of 28.17 m² with fireplace, creating a cosy and welcoming atmosphere. This level also includes a WC with washbasin and a bedroom of 13.98 m² with bathtub. The living room could easily be adapted as an additional bedroom if required.

On the second floor, a landing with useful storage space leads to two further bedrooms of 11.25 m² and 26.02 m². The larger room offers excellent flexibility and could be used as...

LOCAL TAXES

Taxe habitation: EUR

NOTES