

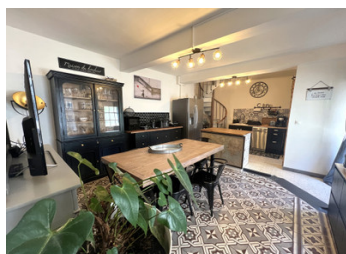
Pretty-as-a-picture village house, fully renovated, with lovely garden, in the charming village of Trausse.



EXCLUSIVE

INFORMATION

Town:	Trausse
Department:	Aude
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	169 m2



IN BRIEF

A delightful property, originally two separate houses, now combined to provide a versatile and spacious home, with a flexible layout. It has been lovingly converted, without losing its character or charm.

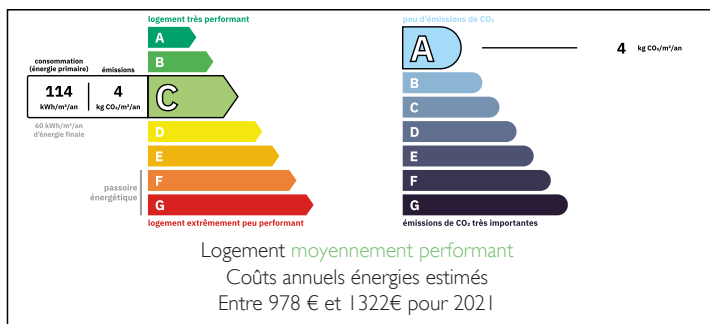
The accommodation includes a large kitchen / dining room, with spiral staircase, a cosy sitting room with exposed stone walls and a wood-burning stove, and downstairs WC.

Wooden stairs lead to the first floor with 2 bedrooms, bathroom and WC, and to the large bedroom and shower room / WC on the second floor.

The great surprise with this property is the charming "secret garden" tucked away behind wooden doors. This is a tranquil oasis, completely private, with summer kitchen and barbeque area. There is an adjacent barn, with water and electricity, which serves as a laundry and store room, but could be converted into further living space.

Set in...

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.



DESCRIPTION

What a great find this house is! In move-in condition, tastefully renovated and full of quaint and charming features.

From the quiet village street you enter the large kitchen / dining room, with fitted units and a small island with solid-wood worktop. In the corner of the kitchen is a spiral staircase dating back many years; the dining area has an impressive antique tiled floor. There is a convenient modern cloakroom with WC on this level.

The sitting room is a cosy room with exposed stone walls and a wood-burning stove for cooler evenings. There is a second front door into this room, and the main wooden staircase, with a useful cupboard under, leads from here to the first floor.

On the first floor is the master bedroom suite with bathroom and WC, and a large built-in wardrobe. This connects with the second bedroom which is currently used as a dressing room / study, with a lovely old fireplace and a stone sink, reminders of the days when this was the family living room and the room below was a barn!

On the second floor is a very large bedroom, recently renovated, and a shower room with WC.

The property is double-glazed through-out, with new programmable electric radiators in the dining area, master bedroom and second-floor bedroom. The woodburning stove is a top-of-the-range model, still under guarantee.

There was a new roof in 2022, which has been professionally checked this year to ensure it is fully watertight.

The building was originally 2...

LOCAL TAXES

Taxe foncière: **783 EUR**

Taxe habitation: **EUR**

NOTES