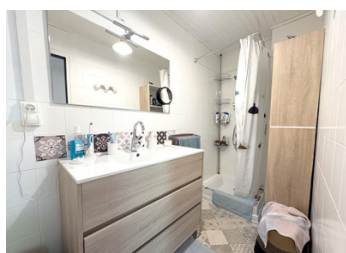


Modernized family home with 3 bedrooms, garden, mountain views, 2-minute walk from the center of Axat



INFORMATION

Town:	Axat
Department:	Aude
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	300 m2



IN BRIEF

Charming home with mountain views just a 2-minute walk from the village center.

This cozy 3-bedroom home is nestled on a quiet street, offering a tranquil retreat just steps from town and all its amenities.

Ground Floor:

1 guest bedroom or office, a workshop/utility room, plus a laundry room with a toilet.

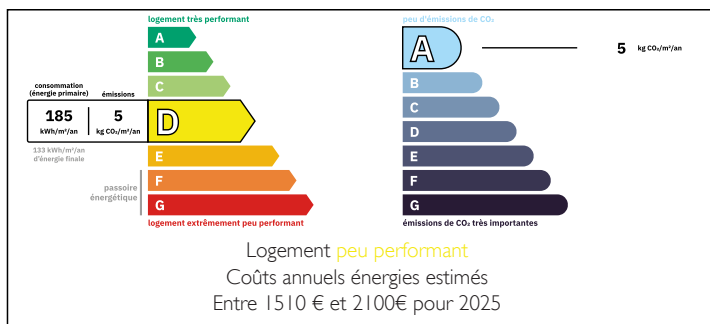
First Floor:

Spacious living room, dining area and kitchen with access to the terrace and lovely garden.

Second Floor:

2 bedrooms, 1 bathroom with a separate toilet, and a walk-in closet, providing ample storage space.

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

The pellet stove, conveniently placed between the living space and the open kitchen, provides warmth and ambiance.

Double-glazed windows, an insulated roof, a Thermor thermodynamic water heater, and solar panels provide energy efficiency and modern comfort.

The terraced garden boasts beautiful mountain views, fruit trees, roses, lilies, and space for nature lovers to relax and enjoy the surroundings.

Axat is a lively village with nearby winter sports options, summer water sports on the River Aude, and the famous Train Rouge.

In Axat, you will find a café, hotel, bakery, and butcher, as well as a primary school, public swimming pool, medical center, and all other amenities needed for comfort and security.

Just 10 minutes by car to the charming town of Quillan.

Approximately 1 hour from Carcassonne and Perpignan.

The nearest airport is Carcassonne, with flights to the UK, Sardinia, and Porto.

Ground Floor

Bedroom: 14 m²

Utility room: 6.5 m²

Laundry room with WC: 6 m²

First Floor

Kitchen, dining, and living room: 35 m²

Second Floor

Bedroom 1: 12 m²

Bedroom 2: 9 m²

Bathroom: 3.3 m²

LOCAL TAXES

Taxe foncière: 625 EUR

NOTES