

UNDER OFFER Compact family home on one level, with garage, swimming pool and big garden

EXCLUSIVE



INFORMATION

Town:	Saint-Couat-d'Aude
Department:	Aude
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	558 m2

IN BRIEF

The property is placed well in the centre of the plot with a large south facing 5x8m swimming pool, which leads off the covered patio area.

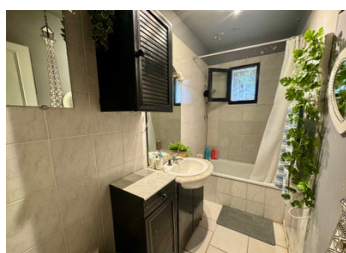
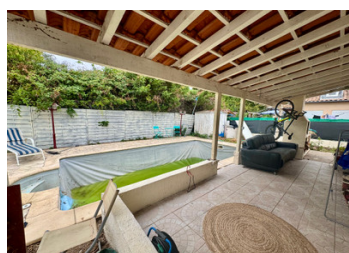
The house has a spacious open-plan living area with kitchen /dining/sitting area. A centrally placed wood-burner is the main feature of the room. Double doors lead onto the patio.

There are 2 bedrooms and one shower room with a separate toilet

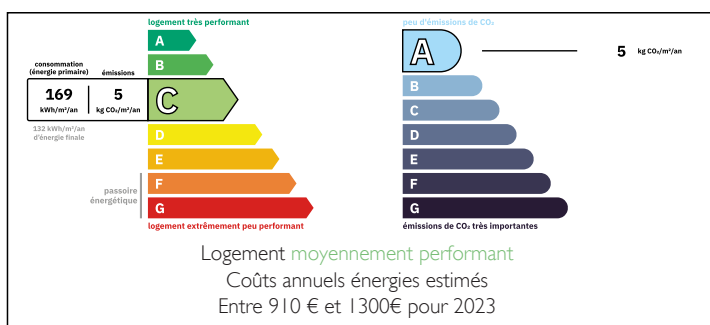
The garage , big enough for one car, is attached to the house.

The house needs re-decorating throughout, according to your taste, but has huge potential to be made into a smart, cozy home!

The garden is spacious and the property is fully walled and on a quiet road.

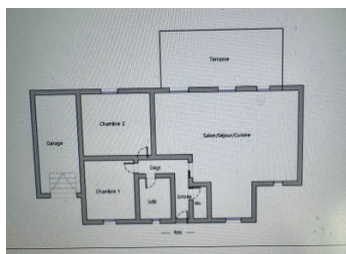


ENERGY - DPE



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 village of Saint Couat d'Aude is well located between Narbonne and Carcassonne. All amenities are found in the bigger villages of La Redorte (8kms) and Lezignan-Corbières (13kms).

Airports:

Carcassonne 32kms

Toulouse 129kms

Beziers 74kms

Beaches:

Narbonne 54kms

Guissan 55kms

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

LOCAL TAXES

Taxe foncière: 1214 EUR

NOTES