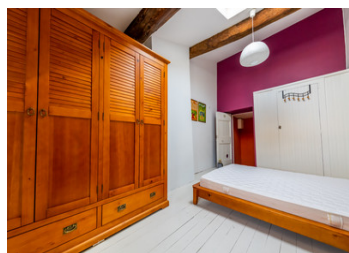


Fabulous & Spacious 3-Bedroom Townhouse with Outside Space in the Village of Trausse in the South of France



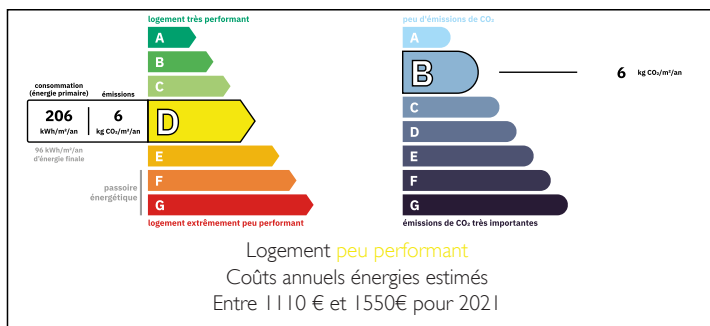
INFORMATION

Town:	Trausse
Department:	Aude
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	18 m ²

IN BRIEF

Rarely do you find a townhouse as spacious as this home. Straight out of a storybook, you will be charmed by this gorgeous village townhouse with adorable baby blue shutters. Surrounded by the vineyards of the Minervois, and just a few minutes from Caunes Minervois, you'll find this fabulous 3-bedroom character property in the heart of the village of Trausse Minervois. Move-in ready and perfectly priced, this splendid property would make an excellent full-time residence or a lock-up-and-leave for your holiday enjoyment.

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

Upon entering this home, you'll be welcomed into the sun-filled living area, featuring high ceilings and a cosy wood-burning stove. There is a beautiful original staircase leading to the first floor. The living room leads directly to the kitchen where you'll be awe-inspired by the dazzling floor tiles used throughout many of the homes in this part of France, dating back to the mid 19th century. The kitchen is fully equipped with appliances for convenience. The best part is this sensational kitchen leads to the outside courtyard area, perfect for entertaining friends and family or enjoying a local rosé in the summer sun.

Do you love terracotta floors and marble fireplaces? If so, head up to the first-floor bedroom and where you'll be seduced by these gorgeous original features. Wait, there is more! Check out the second of these spacious sun-drenched bedrooms and you'll find another gorgeously decorated floor with original geometric tiles. There is a WC on this floor for convenience.

Ascend the stairs to the second floor and you'll find the largest bedroom of the house and an enormous bathroom separated by a large landing area. The bedroom features rustic wooden beams and hardwood floors as well as a skylight. There is plenty of storage space too. The bathroom also features marvelous terracotta tiles and is quite colourful and fun. It has a WC, and not only a bathtub, but also a shower and a double vanity.

If you...

LOCAL TAXES

Taxe foncière: 648 EUR

Taxe habitation: EUR

NOTES