

## UNDER OFFER Characterful village house filled with Charm. Garden and outbuildings



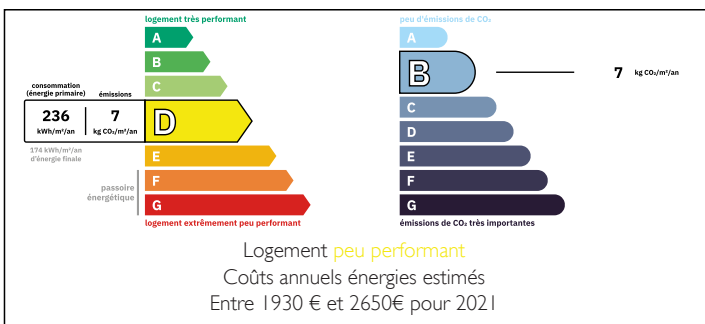
## INFORMATION

Town:	Cenne-Monestiés
Department:	Aude
Bed:	4
Bath:	2
Floor:	190 m <sup>2</sup>
Plot Size:	50 m <sup>2</sup>

## IN BRIEF

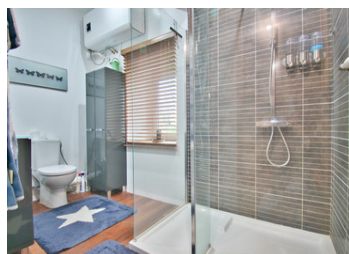
Beautifully modernised village house with plenty of character with large living space on the ground floor and plenty of features for modern living including a cinema room. With four bedrooms and two bathrooms, there is plenty of room for a large family.

## 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.



## LOCAL TAXES

Taxe foncière: **1081 EUR**

## NOTES

## DESCRIPTION

This Village house is filled with Charm and Character throughout.

As you enter the house you are greeted with the amazing stonework and wooden beams, giving the house a lovely warm rustic feel.

On both the 1st and 2nd floor the house has solid wooden floors all are in Excellent condition.

Ground Floor

Open plan living = 80m<sup>2</sup>

Wc = 1.5m<sup>2</sup>

1st floor

Bedroom 1 = 21.04m<sup>2</sup>

Bedroom 2 = 12.31m<sup>2</sup>

Bedroom 3 = 11.5m<sup>2</sup>

Bathroom = 9.3m<sup>2</sup>

2nd Floor

Parentale suite with shower room and cinema room.  
= 40m<sup>2</sup>

Cinema = 12.49m<sup>2</sup>

Shower room = 5.85m<sup>2</sup>

\* Woodburner

\* Exposed stonework

\* Exposed beams

\* Move in ready

\* Double glazing

\* Cave

\* Well

\* Garden = 40m<sup>2</sup>

Outbuildings = 30m<sup>2</sup>

Under the house there is a cave that has a well in it.

Carcassonne Airport is only 30mins away with flight to the UK, Scotland, Belgium, Sardinia.

Bram is 15mins away