

**** UNDER OFFER **** Charming village house with bright living room, 2 bedrooms. Barn/garage. Outside space

EXCLUSIVE



INFORMATION

Town:	Villardonnell
Department:	Aude
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	30 m2

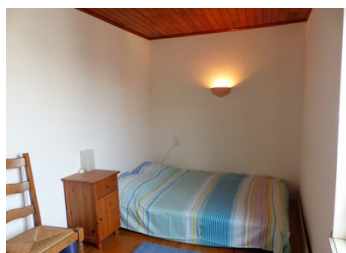
IN BRIEF

A charming village house, habitable and full of character, but in need of some renovation. It would make a great holiday home with the amenities of the village within walking distance.

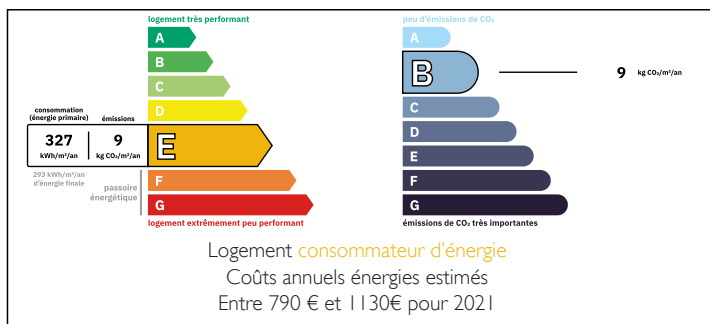
There is an attached barn / garage which offers huge potential to develop the property. There is an area of outside space in front of the house.

On the ground floor is the kitchen / dining room, with WC and shower off. The first floor is a bright living room with wood-burning stove, and the top floor has 2 good sized bedrooms, each with wardrobe space..

The village of Villardonnell has local shops and services and is only 20 minutes from Carcassonne.



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

Room sizes

Kitchen / dining room: 28m²

WC: 1.5m²

Shower: 3m²

Living room: 22m²

Bedroom 1: 11m² + wardrobe

Bedroom 2: 9m² + wardrobe

Attached garage / barn 28m² plus 2 additional storeys

Outside space: 20m²

Plot of land(, not adjoining: 140m²

(Please note that these measurements are for guidance only.)

LOCAL TAXES

Taxe foncière: 471 EUR

Taxe habitation: 238 EUR

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

NOTES