

Renovated stone house in quiet hamlet of Carcassonne. 5 mins from Salvaza shopping complex.

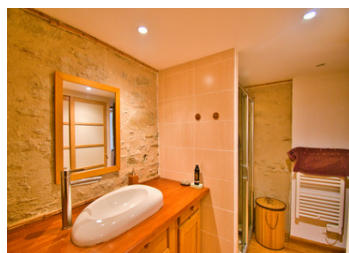


INFORMATION

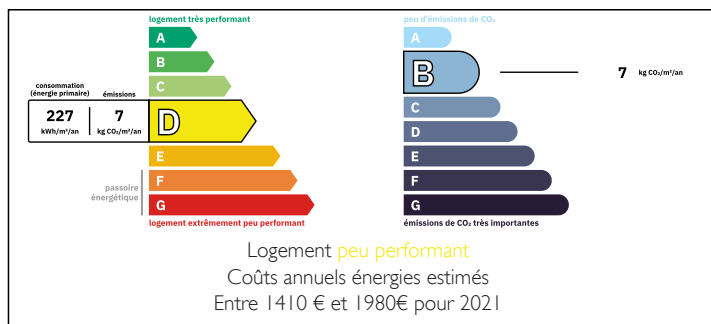
Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	400 m2

IN BRIEF

Family size stone house with character in small hamlet on the outskirts of Carcassonne, within walking distance of a large shopping complex with restaurants.

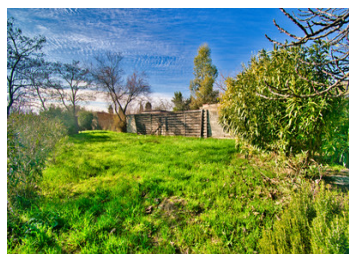


ENERGY - DPE



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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

This is an upside down house! The living area is on the top floor and the bedrooms are on the ground floor.

The living space opens out to a terrace and 400 m² of south facing garden.

There are four bedrooms - plenty of accommodation for family and friends. The garage is on the front of the house. Close to Carcassonne but the hamlet is far enough away to be quiet.

First floor

large open living space with kitchen and dining included = 48 m²

Master bed room = 10.7 m²

bathroom and toilet = 5.8 m²

Ground floor

First Bedroom = 8.7 m²

Second bedroom = 8.8 m²

Third bedroom = 9.6 m²

Bathroom and Toilet

There is a garage of 25m²

Double glazing.

Reverse clim.

There is a Jacuzzi in the Garden.

The airport of Carcassonne is less than 5 mins away. With flights to the uk, Ireland, Belgium, Sardinia

More information upon request

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

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES