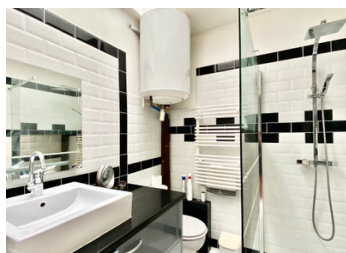


Village house in excellent condition made up of 2 dwellings in beautiful Montlaur with gite potential



INFORMATION

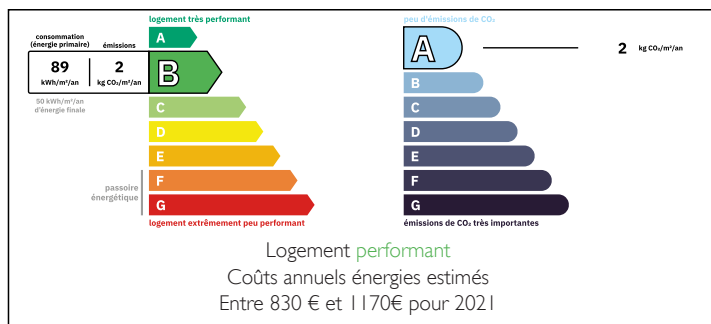
Town:	Val-de-Dagne
Department:	Aude
Bed:	5
Bath:	2
Floor:	152 m2
Plot Size:	10 m2



IN BRIEF

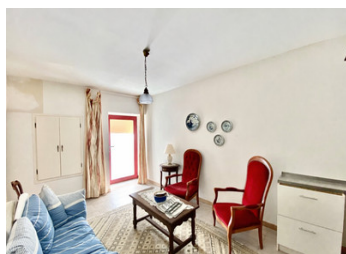
Village house of 152m2, in beautiful Montlaur with all amenities on your doorstep, in excellent condition with new roofs, double glazing, new facade, pellet wood burner central heating system, and reverse aircon. The house consists of 2 dwellings and therefore has the possibility to rent part of it as an independent studio.

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: 670 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house consists of an open plan fitted kitchen, dining and living area. There is also a large laundry room, stockroom, pantry and a WC.

On the first floor you have 5 bedrooms, one with large dressing room, a large living room, office and bathroom with WC.

The other dwelling which has a separate entrance but can be accessed via the dining room of the main house, consists of a large living area, and a bedroom with ensuite.

Outside there is a small private courtyard of 9.8m2, and after this a larger communal courtyard.

MONTLAUR: A beautiful village in the Val de Dagne with all amenities including restaurants of excellent quality, pizzeria, a grocery store which also serves hot croissants and pain au chocolat, an artisan honey maker, an organic market every Tuesday, a nursery, and a primary school. Lagrasse is just 15 minutes away, and you are 25 minutes from Carcassonne airport.

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