

Village house in the Black mountains. Perfect holiday home. 3 beds and outside terrace

EXCLUSIVE

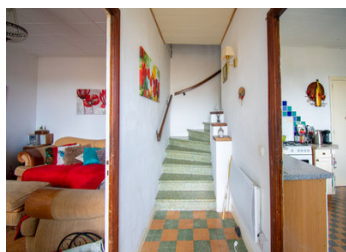


## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Cuxac-Cabardès |
| Department: | Aude           |
| Bed:        | 3              |
| Bath:       | 1              |
| Floor:      | 108 m2         |
| Plot Size:  | 11 m2          |

## IN BRIEF

Perfect situation for this lovely country home in a village 20 mins away from Carcassonne. Ideal for family home or holidays, perfect lock up and go .  
Near to everything Carcassonne has to offer - airport, train station, multiple shopping centres and tourist events .



## ENERGY - DPE

DPE not required.

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 habitation: EUR

## NOTES

## DESCRIPTION

The house is situated in the Black mountains, just north of Carcassonne, with being in the mountains the temperature is around 2-5°C lower than Carcassonne.

As you enter the house you are greeted with the entrance hall, to the left you have the living room and to the right you have the kitchen.

Continuing up the stairs is where you will find 3 bedrooms.

There are 2 rooms to the back of the house that could be used as either storage or an atelier.

Ground floor

Living room = 16m<sup>2</sup>

Kitchen = 13.5 m<sup>2</sup>

Entrance hall 3.2 m<sup>2</sup>

Terrace = 11m<sup>2</sup>

First floor

Bedroom 1 = 16.7m<sup>2</sup>

Bedroom 2 = 13.3m<sup>2</sup>

Bed room 3 = 10m<sup>2</sup>

Shower room = 3.7m<sup>2</sup>

Cellar 15m<sup>2</sup>

Storage space 9.5m<sup>2</sup>

In front of the house there is a terrace of around 20m<sup>2</sup>

Rear barbecue space 10m<sup>2</sup>

Front 11m<sup>2</sup>

Parking it at the side of the house.

Carcassonne = 20mins

Mazamet = 30mins

More information upon request

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