

4 bedroom, 2 bathroom village property in the pretty village of St. Ferriol, Aude.



## INFORMATION

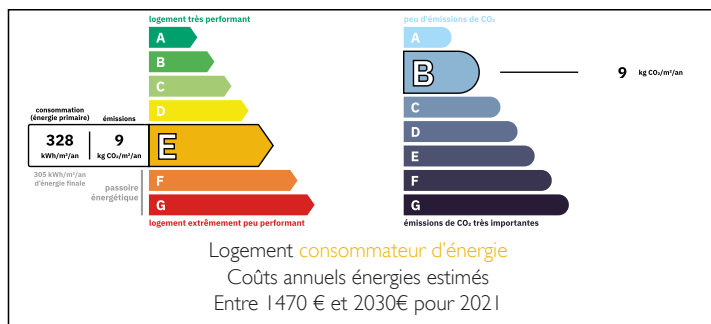
|             |               |
|-------------|---------------|
| Town:       | Saint-Ferriol |
| Department: | Aude          |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 102 m2        |
| Plot Size:  | 0 m2          |

## IN BRIEF

This spacious 4 bedroomed terraced property in the pretty village of St. Ferriol offers excellent potential as a holiday rental/lock up and leave or family home. St. Ferriol is a small mountain village in the Upper Aude Valley and is a 10 minute drive from the lively town of Quillan and its many amenities. Lac St Bertrand with its fishing and swimming lakes are a 5 minute drive away. The village is a 50 minute drive from the UNESCO World Heritage Site of Carcassonne and its international airport. The beaches of the Mediterranean are a 1h30min drive and the Spanish border and Andorra are 2 hours away. In the winter the nearest ski slope at Camurac is a 50 minute drive and in summer there are a wealth of outdoor pursuits to suit all levels of fitness.



## 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

Enter from the quiet street off of the main square into a hallway of 6.6m<sup>2</sup> which leads to: a kitchen/diner with open fire of 19.6m<sup>2</sup>, a lounge/office of 9.2m<sup>2</sup>, second lounge of 16.8m<sup>2</sup> leading to a laundry room of approx 11m<sup>2</sup> and a WC/shower of 2.5m<sup>2</sup>.

Staircase leads to a huge landing area of 26m<sup>2</sup>, bedroom 1 with fireplace of 15.6m<sup>2</sup>, bedroom 2 of 21.4m<sup>2</sup>, bedroom 3 with built in cupboard of 11.7m<sup>2</sup>, bedroom 4 of 9.4m<sup>2</sup> and a bathroom with bath and WC of 4.9m<sup>2</sup>.

This property offers a lot of space for your money and the opportunity of an income potential. Check it out now!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES