

UNDER OFFER, 2/3-bed, 2-bath stone Minervois village house with terrace & courtyard. Ready to move in!



INFORMATION

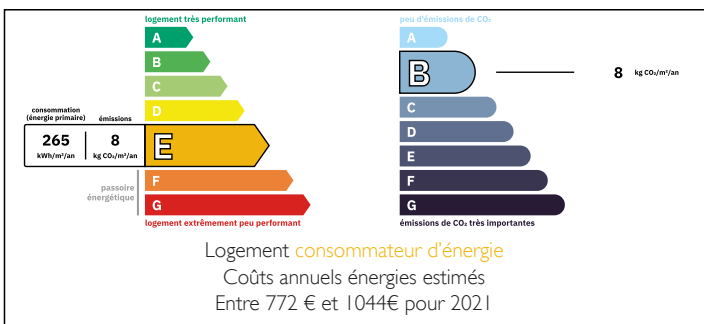
Town:	Tourouzelle
Department:	Aude
Bed:	2
Bath:	2
Floor:	68 m ²
Plot Size:	28 m ²



IN BRIEF

A charming little house, very clean and tidy, perfect to move into without work, for holidays or a full-time home, or letting as a gîte. Modern finishes and heating system make it a comfortable and enjoyable place to be.

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

The glazed entrance door leads into the light and pretty kitchen/dining room, with the curving staircase adding character to the carefully chosen cream-painted timber kitchen fittings and finishes, complete with built-in dishwasher and fridge.

This room is open to the living area, with its smart wood burner in stone and metal. The living room opens onto the internal courtyard, and off it, there is a recently-installed shower room with WC.

Across the courtyard is a separate room of 12.6m² with exposed natural stone walls. This can be used as a living room, bedroom, or games room, and has large sliding doors onto the courtyard. It also has a useful storage cupboard/pantry and a utility cupboard for the washing machine and tumble drier.

From the courtyard, a stylish metal staircase leads up to the sunny 17m² terrace, which also has natural stone walls on three sides, but is open to the courtyard area, facing the house, on the third side.

From the kitchen/dining room, the tile and timber stair leads up to a landing, giving access to the two bedrooms. The large one has an en-suite shower room with WC and Italian-style shower, simple but smart. This room looks over the terrace.

The original staircase leads up to a small attic space, which is fully insulated and allows for storage. The house has modern electric radiators as well as the wood-burner.

Tourouzelle is close to Homps and Olonzac which allows access to amenities, and is also only 9km...

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES