

House in a charming village in the Aude to renovate entirely

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Mazerolles-du-Razès |
| Department: | Aude                |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 40 m2               |
| Plot Size:  | 0 m2                |

## IN BRIEF

This property is situated in the pretty circulate village of Mazerolles-du-Razès. The house is in need of complete renovation over the three floors although it does have a bathroom on the ground floor and water and drainage from the bedroom on the first floor. The attic area/2nd floor could be used as an extra bedroom or storage space.

## 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.



## DESCRIPTION

This property offers a great opportunity to create your little own piece of village life in the South of France. There is electricity, water and plumbing in place. The work required includes- replacing a roof beam, replacing part of the first floor floorboards and general renovation work to install heating, electrics and insulation.

The village of Mazerolles is perched amongst vineyards in the Razès region of the Aude. It is 4km from the thriving village of Belvèze-du-Razès with shops and amenities. The larger towns of Limoux, Mirepoix and Bram are all around 20 minutes drive from the property. Carcassonne and its airport is less than 30 minutes away.

Get in touch for further details

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

## NOTES