

Ref: A37550CED11

Price: 285 000 EUR

agency fees to be paid by the seller

Large 4 bedroom property with 2 lounges, kitchen, 2 shower rooms, garage, terraces and garden.



INFORMATION

Town: Axat

Department: Aude

Bed: 4

Bath: 2

Floor: 250 m2

Plot Size: 840 m2











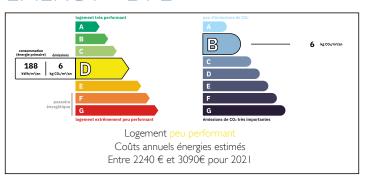


IN BRIEF

This substantial 4 bedroom property has been renovated to a very high standard and is located in the picturesque town of Axat in the Upper Aude Valley. Nestled in the foothills of the Pyrenees mountains, this lively town boasts its own tourist train "Le Train Rouge", to Rivesaltes during the summer season and has a popular outdoor swimming pool.

Known locally as the "Capital of white water sports" it offers a range of activities including rafting, kayaking and hydrospeed on the River Aude that flows through the town. In winter, the nearest ski station is a 45 minute drive away. There are 2 international airports, Carcassonne and Perpignan, within an hours drive and the beautiful Mediterranean beaches are also an hour away. The Spanish border and Andorra can be reached in 2 hours. The region is packed with...

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 2728 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This delightful, well appointed property lends itself to a comfortable modern lifestyle with light and airy open plan rooms, fully double glazed throughout with underfloor heating in the first floor living area, electric heaters and 2 wood burning stoves. It also boasts several outdoor spaces including a balcony, terrace area, block paved front terrace and a large garden opposite the property.

Configured over 3 floors with 3 sides the property is entered from the ground floor into an entrance hall with a staircase leading to the first floor open plan lounge/dining room and fully equipped kitchen area of approximately 65m2 featuring underfloor heating. Off of this area are 3 bedrooms of 12, 13.5 & 26.25m2, a laundry room of 14.25m2 and 2 family bathrooms of approx. 6m2 each.

There are 2 separate staircases to the left and right of the lounge. To the left on the second floor is a second lounge of approx. 45m2 opening onto a terrace area with panoramic views. There is also another room with sloping roof of approx. 14m2 which could be used as a single bedroom. A balcony with moutain views is accessed from the staircase.

On the right side of the second floor is a family suite of approx. 37.5m2 featuring a bedroom and lounge area with airconditioning.

The property has a large double garage with electric shutter and space for parking for 2 cars in front of this. There is also a storage area and cave at this level. The spacious...