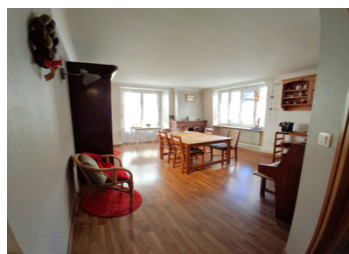


Central 4 bedroom house in a lively village.



INFORMATION

Town:	Chalabre
Department:	Aude
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	0 m2

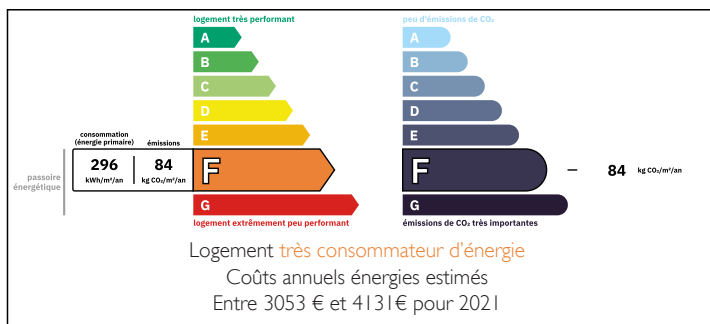
IN BRIEF

This village property is in the center of a lively village, but on a small street!

Just steps from the center town Halle, with weekly markets, lies the entrance of this home with a spacious dining room, separate kitchen and a bathroom in the ground floor. There are several cellars beneath the house. On the first floor you find 2 bedrooms another bathroom, and an office and changing room. On the 2nd floor is another kitchenette, living room and 2 more bedrooms. The attic is incomplete, but plenty spacious to add another bedroom if you like.

The tenant has a lease in place but has purchased a property and is planning on leaving on or before the end of lease, February 2027

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor:

An entrance hall of 7 m² with a corridor leading to the living areas on the lower level:

Reception room of 3.5 m² with built-in cupboards: shelves and wardrobe

Partially equipped and fitted kitchen, with tile flooring, wall tiles, and paintwork

Living/dining room of 18 m² with patio door and double-glazed window, beautiful decorative fireplace, and wood-effect floating floor.

Laundry room and shower bathroom with single sink, shower cabin, towel warmer, and toilet. Double-glazed window

First Floor:

2 bedrooms about 14 m² and one office of 9 m², single-glazed windows, and wood flooring.

Landing of 4 m²

Shower bathroom of 5 m² with single sink/mirror, shower cabin, bidet

Separate toilet

Walk-in closet of 3 m² with wardrobe + shelves and window

Second Floor:

Kitchenette of 6 m² with single-glazed window

Living room of 12 m²

2 bedrooms, 13 m² and 14 m².

Third Floor:

Landing of 2 m²,

wood flooring

56 m² of convertible attic space with 7 small windows and 2 roof windows.

Recently constructed beautiful timber framework.

General Equipment:

Ground and first floors fully renovated in 2009: electricity, floors, ceilings, walls, carpentry, roller shutters, railings, and plumbing

Roof in good condition

Heating: Central heating with individual radiators, fuel boiler

150-liter vertical electric water heater, installed in