

3 bedroom village property to renovate featuring terrace of 10m2 with stunning mountain views.

EXCLUSIVE



INFORMATION

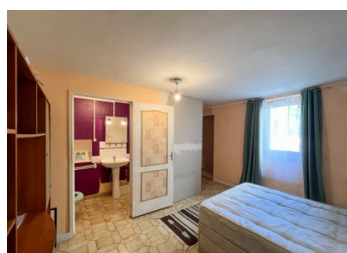
Town:	Saint-Martin-Lys
Department:	Aude
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	10 m2

IN BRIEF

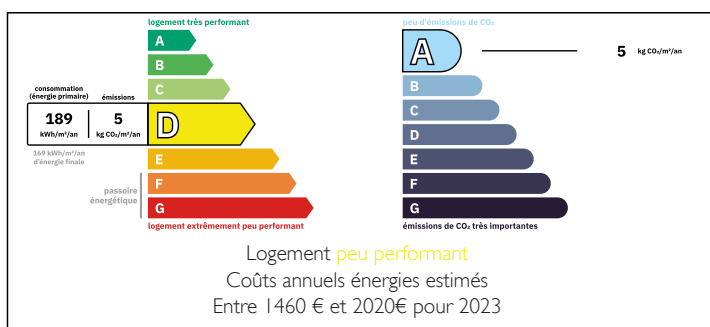
This charming 3 bedroom village house is situated in St. Martin Lys, a serene village in the foothills of the Pyrenees mountains with stunning views from the outside terrace. The River Aude flows through the village, a popular location for watersports, as well as climbing activities and numerous walking trails nearby.

The livelier town of Quillan is only a 10 minute drive with its many welcoming cafes/bars & restaurants, as well as 2 supermarkets. The region is the heart of the Cathar country with its UNESCO recognised castles, the jewel of which is the stunning fortress at Carcassonne. Home of the famous Blanquette de Limoux sparkling wine, the region is teeming with vineyards to explore.

The international airports of Carcassonne and Perpignan are both a 1 hour drive and the Mediterranean beaches are 1h15mins away. The

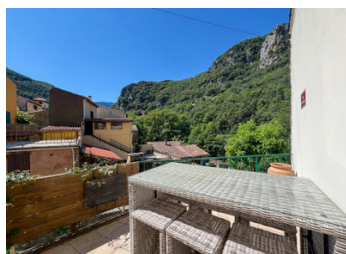


ENERGY - DPE



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

This delightful village home offers the perfect "lock up and leave" holiday home or permanent family home with the option to convert the downstairs cellar & workshop into a separate gite.

Entry to the property is via steps to the double glazed front door which opens into a spacious fitted kitchen/lounge diner of 23m² with a recently installed pellet burner. The terrace area of 10m² is the perfect spot to take your breakfast and watch the sunrise above the mountains or enjoy a refreshing apero at the end of the day. To the rear is a bedroom of 12.75m² with en-suite shower and WC 3.75m².

Wooden staircase leads to the second floor with a further a master bedrooms of 22m² and a third bedroom of 15m². Both bedrooms share access to an en-suite shower room with WC of 5.5m².

On the ground floor are a cellar space of 11.5m² which serves as a laundry room with hot water and plumbing in place to install a shower. To the front is a workshop of 20.5m² with its own original door. The downstairs area has the potential to be converted into a self contained studio/gite (subject to planning permission).

A great value holiday getaway or family home to be finished to your own taste. The property is on mains drainage and electricity and water are all connected.

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

NOTES