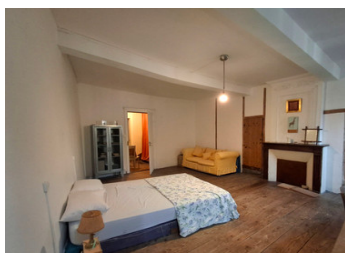


4 bedroom townhome in the lively town of Chalabre



INFORMATION

Town:	Chalabre
Department:	Aude
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	0 m2

IN BRIEF

Conveniently located home at the entrance of Chalabre, a unique, old french town with lots of charm. This town has a grocery store which is open 7 days a week, schools, hotel, bar and cafe, many associations with a large art scene, a chateau that has child friendly activities every summer, and is close to the Lac du Montbel with more summer fun!

The house is well situated with both a front and a back entrance, open American style kitchen with a large central island and dining space. To the front of the house is a Living room sitting area. A toilet and a central hall leading to the staircase are between the kitchen and living room. The 1st floor has 2 large bedrooms, a full bathroom with shower, a second shower, and a dressing room which could...

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.



LOCAL TAXES

Taxe foncière: 1224 EUR

NOTES

DESCRIPTION

From the back entrance you step into a modern kitchen with dine in space and a large center island. The kitchen dining room is about 25m2.

Between the kitchen and living room is a central hall with access to the staircase, a toilet, and crawl space access. This hall is about 9m2.

The living room which is at the front of the house is 18m2.

On the 1st level you will find a very large bedroom of 29m2, a 2nd bedroom of 16m2 and an office or dressing room of about 6m2. Here there is a bathroom with toilet and shower, and a separate additional shower room.

On the 2nd floor you find 2 more large bedrooms, 25m2 and 30m2, plus another bathroom with shower.

On the 3rd floor is an attic which can add some great space, with high ceilings, with some work. This home is priced well for it's size due to some cosmetic work needed, but can easily be made into your ideal space in France.

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