

Character Village House with Courtyard and Terrace in Rural Aude near Fanjeaux



INFORMATION

Town:	La Cassaigne
Department:	Aude
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	80 m2

IN BRIEF

In the peaceful village of La Cassaigne you will find this charming village house. The property has a delightful shady front terrace, ideal for dining or enjoying your morning coffee. A rear courtyard provides further outside space.

There is a cosy living room and a dining room with a woodburning stove. A practical kitchen and downstairs toilet complete the ground floor.

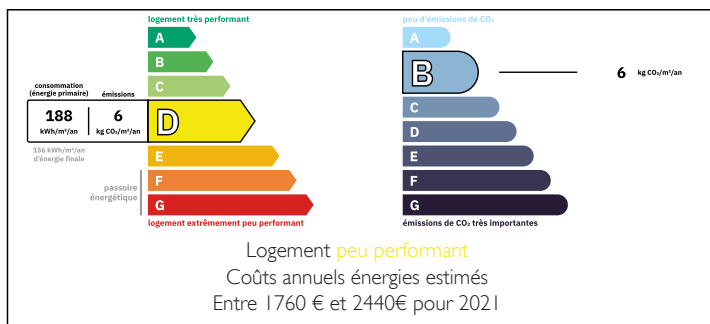
There are 3 bedrooms, a small office and a bathroom with shower on the first floor.

The attic is used as a games room but could be converted into a bedroom, office or whatever best suits the needs of the new owners.

The village of La Cassaigne is nestled in the hills of the Lauragais. The pretty hilltop town of Fanjeaux is 5km away, Bram is 13km away, and the city of



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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.



DESCRIPTION

Amongst the rolling hills and fields of the Lauragais you will discover the pretty village of La Cassaigne. This charming property sits in the centre of the village next to leafy squares and parts of the old 13th century castle.

The front of the property is beautifully shaded with a vine providing an ideal cool terrace to enjoy your meals and drinks outside. The entrance is full of light and flows into both the living and dining areas. The cosy living room has a window onto the front terrace and a small toilet under the stairs. The dining area with a Godin woodburning stove and open fire, is the ideal place to enjoy a meal with family and friends. A practical kitchen, with plenty of workspace and a handy pantry, completes the ground floor.

On the first floor there are three good sized bedrooms with large windows letting in plenty of light. A small office is perfect if you need to work from home. There is also a family bathroom with a shower and a separate toilet. On the top floor there is a large attic space that is currently used as a games room/playroom. There is good head height and windows so this area could be converted into an additional bedroom or office.

Outside, a spacious garage provides plenty of storage and room for a workshop. There is access to the rear courtyard, partially shaded by a large tree. This could make...

LOCAL TAXES

Taxe foncière: 1020 EUR

NOTES