

Cute, brand newly renovated 3 bedroomed, fully air-conditioned village house on 3 levels

EXCLUSIVE



INFORMATION

Town:	Trausse
Department:	Aude
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	0 m2

IN BRIEF

This totally refurbished property has an air conditioned open-plan kitchen/dining/sitting room on the ground floor with a guest toilet/laundry located a few stairs up the staircase.

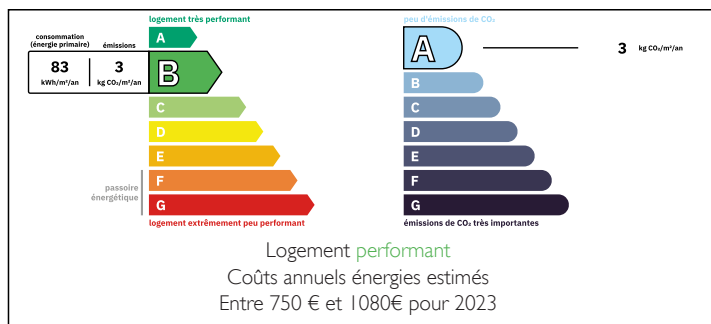
The second floor has 2 spacious bedrooms each with air conditioning and one having built-in cupboards. A new shower room, with Italian shower, basin and toilet.

The third floor hosts a third bedroom with open shelving storage, air conditioning and its own shower room with Italian shower, basin and toilet. There is also a deep storage cupboard with open shelving.

In the little back street, there is a lockable storage room, next to the property but separate. Very useful for storing tools and bikes

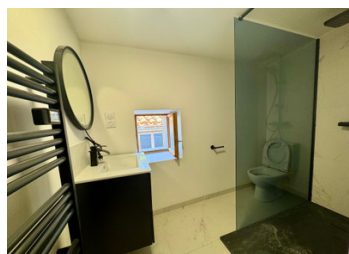


ENERGY - DPE



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

The quaint village of Trausse is known for its many fetes, including its annual cherry festival, and also benefits from a restaurant and a village store / bar. It has a well-established international community, making it a great place to live.

The larger villages of Peyriac and Caunes-Minervois are a short drive away, for a larger range of shops, restaurants and visitor attractions. Set in the heart of the Minervois wine region there is plenty of local wine producers to visit!

Distances:

- 22 km from Carcassonne
- 27 km from Carcassonne airport
- 58 km from Béziers
- 43 km from Narbonne
- 60 km from the beaches of Narbonne and Guissan
- an hour and a half from Spain.

NOTES

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