

Beautifully renovated village home with 4/5 bedrooms, private garden, large barn and gîte potential.

EXCLUSIVE



INFORMATION

Town:	Trausse
Department:	Aude
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	377 m2

IN BRIEF

Tastefully renovated and deceptively spacious, this charming village home offers 4–5 bedrooms, generous living areas and a wonderful blend of original character and modern comfort.

Outside, a private enclosed garden, stone-paved courtyard and substantial two-storey barn with excellent conversion potential make this an ideal family home, holiday retreat or investment opportunity.

The accommodation includes 3 reception rooms, a large kitchen / dining room, a study which could be used as a ground floor bedroom, and 4 further bedrooms, along with 2 shower rooms and WCs.

The kitchen and study open into the shady courtyard garden, with an attractive dining area and barbecue close to the house. This leads to a larger garden area with vehicle access, and to the laundry room and the large 2-storey barn that currently serves as garage / workshop and storage space, but could be further...



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: 1275 EUR

Taxe habitation: 1051 EUR

NOTES

DESCRIPTION

Behind its modest façade lies a home that is full of surprises. Thoughtfully renovated with great care and attention to detail, this charming village property is bright and spacious, and offers potential for further development.

Over the past eight years, the current owners have undertaken an extensive renovation, carefully stripping the house back to its original structure before rebuilding the interior to a high standard. The electrical and plumbing systems have been completely renewed, walls re-plastered, and both the house and barn roofs inspected and repaired where necessary, creating a home that is ready to move into and enjoy.

The front door opens into a welcoming entrance hall which leads to a comfortable sitting room. Double doors connect to the spacious open-plan dining room and fully fitted kitchen, creating a warm and sociable heart to the home. The kitchen opens directly onto the attractive stone-paved courtyard and garden, providing the perfect setting for outdoor dining and entertaining.

The ground floor also benefits from a modern shower room with WC and a versatile study, which could easily serve as a fifth bedroom.

A traditional wooden staircase leads to the first floor, with four generous double bedrooms, a second sitting room or television lounge, and a shower room with separate WC.

Outside, the property continues to impress. The private, enclosed rear garden is a peaceful retreat with mature trees providing welcome shade during the summer months. An attractive barbecue and dining area creates the ideal setting for relaxing with family and...