



3 Bedroom Stone-Built Townhouse,

11350, Tuchan, Aude, Occitanie

€69,000

Ref: FRE45867

* For Sale * 3 Beds * 1 Bath * 162m2m2

This typical French stone townhouse is part of the circular formation of small streets (bastide), within the protection zone established around an historic monument, in this case the church, which has a Catalan spire.

- Stone built townhouse
- original features
- new kitchen
- Airport 30kms
- recently renovated
- new bathroom
- historic village centre location
- Edge of Wine Country
- 3 storeys
- new shower room
- set in the beautiful Corbieres

Property Description

Renovated townhouse, consisting of 3 floors. 2 entrances; one to cellar and one to hallway, where there is shower room. On 1st floor are 3 bedrooms and bathroom. On 2nd floor are kitchen and large reception with mezzanine level.

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The property has been renovated over the past few years, with a new roof and velux windows. Internally, structural features of the house have been revealed, including the beams, with plasterwork taken back to reveal original stone walls, yet fully modernised to include tiled flooring on the top floors.

The house has been completely rewired, including provision for the internet; hot water and heating are electrically sourced; the electric and water meters can be read externally.

The cellar is a large area, useful for storage, or it could provide extra accommodation. There is trough-type sink and running water with an electrical socket for a washing machine beside it.

Off the entrance hall there is a convenient shower room with shower, WC and hand basin. Stone stairs lead up to a glazed door, then onto the large first floor landing with an exposed stone wall. Off this is a bedroom with glazed door; through a dividing wall into a small passageway off which is bedroom two, with a stone wall and bedroom three, both with obscure glazed doors, as well as the bathroom, with bath and shower fitting, WC and wash hand basin.

The second flight of stairs leads up to the kitchen and dining room, situated under a long sloping roof with velux window. The new fitted kitchen in a gloss aubergine finish, with a dishwasher, double sink, hob, oven and extractor, provides a complimentary contrast to the stone walls, large beams and industrial-type spot lighting.

The second reception room still retains the original walls, again with sloping roof, velux and spotlights and is suitable for various uses, with room for several large sofas; and the mezzanine area is big enough to house a double bed.

Situated in the beautiful Corbiere mountains, Tuchan is surrounded by endless vineyards, the Languedoc region being one of the largest wine-producing areas in France. Aude has many Occitan and French speakers, with French Catalonia situated in nearby Pyrenees-Orientales. The Pic de Canigou, in the Pyrenees, a mountain sacred to the Catalonians, can be seen from the outskirts of Tuchan. There is a local Spar supermarket, library, cinema and post office (an interesting listed Art Nouveau building). The Mairie, a classical building and the office of the local mayor is situated alongside the town square, the location for regular markets. During the summer, in particular, there are events held locally. The area is of great historical interest. The Chateau d'Aguilar at Tuchan is one of the mountaintop fortresses collectively known as the 'Sons of Carcassonne', which protected the then border between France and Aragon in the 12th and 13th centuries.

Gallery

