



## Pleasant Set Of 2 Village Houses Offering Main House Of 180 M2, Independent Gite Of 50 M2, Garage And Courtyard. Quiet Location,

€220,000

Ref: PR220000E

11700, Aude, Occitanie

\* 5 Beds \* 3 Baths

Village with all shops, located at 5 minutes from la Redorte, 10 minutes from the Jouarres lake, 25 minutes from Carcassonne and its airport and 45 minutes from the beach ! Pleasant set of 2 village houses offering a main house of 180 m2 with 3 bedrooms (one master bedroom), 2 shower rooms, a bright living room with open kitchen, a balcony, an office and a garage. Plus a charming small house, totally independent, of about 50 m2 with a lounge, open kitchen, 2 bedrooms and shower room (ideal for rentals or for a family), and a courtyard of about 100 m2 in front of both houses. Quiet location at only a few steps from the centre ! Main house (180 m2) Ground = Entrance on a hall of 10 m2 + office area or extra bedroom of 15 m2 with access to the courtyard by french windows + WC of 2 m2 + garage of 25 m2 (electric gate). 1st = Hall of 8 m2 + large and luminous living room of 43 m2 with nice stone fireplace and access to the balcony by french windows + open kitchen of 11.66 m2 (lower units)

- Courtyard Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Terrace With Land/Garden Balcony



## Property Description

Village with all shops, located at 5 minutes from la Redorte, 10 minutes from the Jouarres lake, 25 minutes from Carcassonne and its airport and 45 minutes from the beach ! Pleasant set of 2 village houses offering a main house of 180 m2 with 3 bedrooms (one master bedroom), 2 shower rooms, a bright living room with open kitchen, a balcony, an office and a garage. Plus a charming small house, totally independent, of about 50 m2 with a lounge, open kitchen, 2 bedrooms and shower room (ideal for rentals or for a family), and a courtyard of about 100 m2 in front of both houses. Quiet location at only a few steps from the centre ! Main house (180 m2) Ground = Entrance on a hall of 10 m2 + office area or extra bedroom of 15 m2 with access to the courtyard by french windows + WC of 2 m2 + garage of 25 m2 (electric gate). 1st = Hall of 8 m2 + large and luminous living room of 43 m2 with nice stone fireplace and access to the balcony by french windows + open kitchen of 11.66 m2 (lower units, electric oven, gas hob, hood, sink, dish washer). 2nd = Hall of 4 m2 + bedroom of 11.38 m2 (cupboard) + shower room of 2.50 m2 (shower, basin, WC) + bedroom of 11 m2 (cupboard) + master bedroom of 25.48 m2 with bath, towel dryer, cupboard and separate toilet. Independent house (50 m2) Ground = Living room with open kitchen. 1st = Large bedroom + smaller bedroom + shower room. Exterior = Courtyard in front of both houses with a car space in front of the garage + storage room of 8 m2. Extras = Heat pump + 8 solar panels for the main house + fireplace + reversible air conditioning + tiled floor + double glazing + wooden shutters + in a flood zone + annual land tax of 2061 €. Price = 220.000 € (Nice and with rental potential !) The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr) Property Id : 50227 Property Size: 230 m2 Property Lot Size: 190 m2 Bedrooms: 5 Bathrooms: 3 Reference: PR220000E Other Features Courtyard Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Terrace With Land/Garden



## Gallery

