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Pleasant Set Of 2 Village Houses Offering Main House Of 180 M2, Independent...

La Redorte , **Aude** , **Occitanie**



€220,000

inc. of agency fees

5 Beds 3 Baths 230 sqm 0.02 ha

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...

At a Glance

| | | | | | |
|------------------|-------------------|----------------|------------|------------------|----------|
| Reference | MFH-LFR-PR220000E | Near to | La Redorte | Price | €220,000 |
| Bed | 5 | Bath | 3 | Hab.Space | 230 sqm |
| Land | 0.02 ha | Pool | No | Land Tax | N/A |

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 + estimated amount of annual energy consumption for standard use: between 911 € and 1233 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 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

Property Id : 50227

Property Size: 230 m2

Property Lot Size: 190 m2

Bedrooms: 5

Bathrooms: 3

Reference: PR220000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

| | |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms: | 5 |
| Bathrooms | 3 |
| Price | €220,000 |

Key Information

Internal Area: 230 sqm

Land Area: 0.02 ha

Property Features:

- Courtyard

Location: Occitanie



Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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S. and L. BROWN



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