



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



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 220,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	La Redorte
Postcode:	11700
Geplaatst:	27-03-2024
Omschrijving:	

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 Georisks 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

Algemeen

Slaapkamers:

5



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

Badkamers:	3
Afgewerkte vierkante meter:	230 m ²
Lot Afmeting:	190 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.593.461

