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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

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

<b>Reference</b>	MFH-LFR-PR220000E	<b>Near to</b>	La Redorte	<b>Price</b>	€220,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### 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 m<sup>2</sup> with a lounge, open kitchen, 2 bedrooms and shower room (ideal for rentals or for a family), and a courtyard of about 100 m<sup>2</sup> in front of both houses. Quiet location at only a few steps from the centre !

#### Main house (180 m<sup>2</sup>)

Ground = Entrance on a hall of 10 m<sup>2</sup> + office area or extra bedroom of 15 m<sup>2</sup> with access to the courtyard by french windows + WC of 2 m<sup>2</sup> + garage of 25 m<sup>2</sup> (electric gate).

1st = Hall of 8 m<sup>2</sup> + large and luminous living room of 43 m<sup>2</sup> with nice stone fireplace and access to the balcony by french windows + open kitchen of 11.66 m<sup>2</sup> (lower units, electric oven, gas hob, hood, sink, dish washer).

2nd = Hall of 4 m<sup>2</sup> + bedroom of 11.38 m<sup>2</sup> (cupboard) + shower room of 2.50 m<sup>2</sup> (shower, basin, WC) + bedroom of 11 m<sup>2</sup> (cupboard) + master bedroom of 25.48 m<sup>2</sup> with bath, towel dryer, cupboard and separate toilet.

#### Independent house (50 m<sup>2</sup>)

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 m<sup>2</sup>.

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](http://georisques.gouv.fr)

Property Id : 50227

Property Size: 230 m<sup>2</sup>

Property Lot Size: 190 m<sup>2</sup>

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

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 calling 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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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