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3 bedroom house for sale

Country House For Sale



**Price:** €190,000

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Paulhan Languedoc-Roussillon

Feeling more like a miniature "Maison de Maitre" than a typical village house, this unusual corner property is laid out over only two floors and so doesn't have the hundreds of stairs normally associated with village houses in this part of France.

With three bedrooms and a very bright westerly aspect plus a 23m patio garden with direct access from the reception / Dining room this house is sure to be a hot favourite for those looking for either a holiday home or permanent residence.

**Ground Floor -**

**Reception / Dining Room:** 36m with two sets of doors and one window all facing west and opening out onto the pretty 23m patio garden.

**Kitchen:** 8m A compact yet well designed kitchen with easy access to everything.

**Cellar:** Stretching under more or less the entire ground floor of the house, this makes an excellent option for storing firewood or wine !!!

**Patio Garden:** Approx 23m west facing and accessed directly from the Reception / Dining Room.

**First Floor -**

Accessed by a lovely turning wooden staircase with original handrail leading to the first floor landing of approx 6m.

Bedroom 1: 15m A dual aspect double room with air conditioning

En-Suite: With shower cubicle, wash basin and WC

Bedroom 2: 15m A generous double room

Bedroom 3: 5m A single bedroom or study

Bathroom: With bathtub, wash basin and WC

