

1 bedroom cottage for sale

Country House For Sale

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Price: €99,890**Bedrooms:** 1**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Pouzolles Languedoc-Roussillon

Ideal as a holiday home for a couple or a full time home for a single person with a dog!

The garden is fully enclosed and private with a stone wall and ivy hedge at the front, a stone wall on one side a low wall with climbing plants on the other side.

The kitchen is fully equipped and open plan to the living area which is lovely and bright and looks over the garden.

The bathroom has a shower over bath, small washbasin and electric loo.

The bedroom has 2.25m of wardrobes. In the living room there is also built in storage.

In winter it is cosy and easy to heat with the wood stove, insulation in the roof and double glazing - plus the original walls which are about a half metre thick.

The garden serves as another room and many days even in winter one can eat outside. The sun hits the front of the house in the morning and moves towards the front of the garden in the evening so there is always a choice of sun or shade.

Bedroom: 2.3 x 4.6m - 10.6m² - with 2.25m of full height wardrobes

Living room: 3.65 x 4.6m - 16.8m²

Kitchen: 2.3 x 3m - 7m² - double doors to the terrace

Bathroom: 2.3 x 1.6m - 3.68m²

Shed 5m² (laundry, WC, storage), Garden 60m², House 38m²

The negatives? It is opposite the distillery which is very busy during the harvest in September and October. The rest of the year it is pretty calm. It is opposite the river and officially in a flood zone.

