

UNDER OFFER Charming & Character house with open plan living Renovation project



INFORMATION

Town:	Pennautier
Department:	Aude
Bed:	5
Bath:	3
Floor:	232 m2
Plot Size:	1996 m2

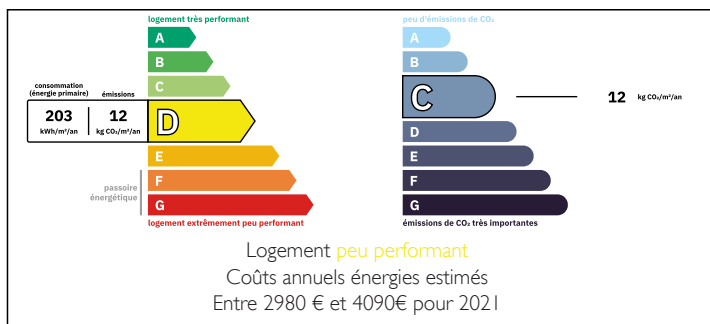
IN BRIEF

The villa is set in the vibrant village of Pennautier just outside Carcassonne. Pennautier has amenities and is a 5 minutes drive to the supermarket.

Fantastic family home with plenty of character, the front benefits from the sun and views of the Pyrénées. Over 235m² of habitable space, conservatory swimming pool, double garage with games room above.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This magnificent villa is raised to take advantage of views over the countryside and towards the Pyrenees. It has an impressive garden at the front that is not overlooked and which leads into the fabulous open living space. This quirky property has the potential to be a beautiful family home to meet everyone's needs.

In the main house there is a stunning living/dining area that leads out to the sun drenched terrace. There are four french windows.

There is the possibility to convert the annex in to a Gite. It has its very own bathroom, toilet and living space. This part of the house has its own access.

The main villa has 4 bedrooms, these are positioned to the right as you enter the house.

There is a covered swimming pool which is in need of a new liner. It was heated by photovoltaic panels. You could leave it as an indoor pool or open it up.

The plot is 1996m²

232m² of living space.

4 large bedrooms some ensuite.

kitchen- 20m².

Lounge- 66m²

2 - verandas

Indoor pool/outdoor pool depending how you want to use it.

Carport for up to 4 cars.

Annex/Granny Flat.

Open fireplace

Gas central heating

Mains drains

Fibre Optic

ZONE NON FLOODABLE

Viewing is a must to appreciate the size of the