

Sensational Property Composed of Two Adjoining Houses with a Generous Garden and Pool in the South of France

EXCLUSIVE



INFORMATION

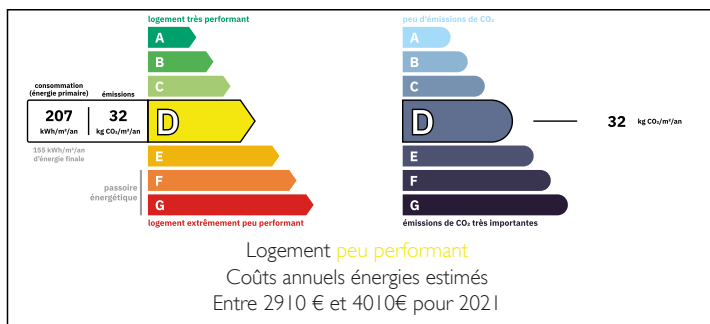
Town:	Carcassonne
Department:	Aude
Bed:	8
Bath:	5
Floor:	302 m2
Plot Size:	3800 m2

IN BRIEF

Located in the South of France just a few minutes from Carcassonne, you'll find this one-of-a-kind 2-storey property composed of two adjoining houses (175m2 and 96m2), as well as a studio apartment (31m2) and a sizeable (3800m2) wooded garden with a newly installed swimming pool (heated) with a retractable cover and a fantastic south facing panoramic view of the Pyrenees Mountains



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 foncière: 4290 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The first floor of the main house (160m²) features 4 bedrooms, 2 bathrooms, a spacious, sun-filled (40m²) conservatory, a grand living room with a dining room, and a beautiful, fully-equipped kitchen. The layout allows the living areas to flow easily into the kitchen and other areas.

The independent studio apartment is accessible from the veranda and offers plenty of possibilities to use as an in-law apartment or a great idea for your guests to have their own private space. It has a private bathroom.

The ground level features a 30m² games room, perfect for entertaining guests, 2 large garages, which provide plenty of storage space, a laundry room, a WC, and even a shower room.

The second house features a recently remodeled kitchen, with modern appliances and fixtures. There is also a comfortable living room, a dining room, and a WC on this floor. There is also access to the garage on the main floor which measures 35m² and provides plenty of storage space.

Ascending to the first floor, there you'll find 3 cozy bedrooms, a bathroom, and a WC.

There is a possibility of easily reconnecting the two houses, however, it's a great investment opportunity to keep them separate. It's perfect for any investor wishing to earn a passive income by renting the adjoining house either to full-time tenants or as a holiday rental.

Whether you're looking for a full-time residence, a holiday home, or the possibility...