

## UNDER OFFER Stunning domaine with pool, gite and beautiful grounds near Bram



EXCLUSIVE



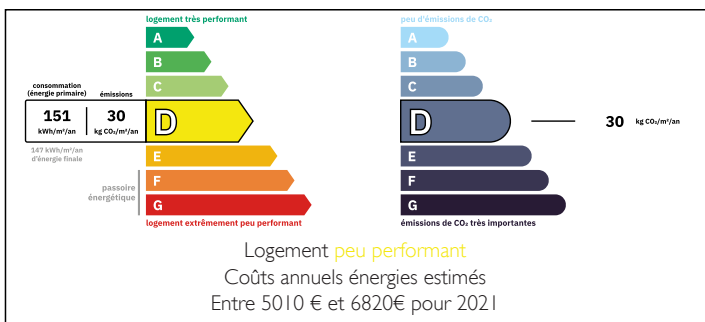
## INFORMATION

Town:	Villasavary
Department:	Aude
Bed:	8
Bath:	8
Floor:	420 m2
Plot Size:	7000 m2

## IN BRIEF

This beautiful domaine with its stunning gardens provides a haven of tranquility in the French countryside. The domaine is only a short distance from amenities in the towns of Bram or Castelnaudary and conveniently located between Carcassonne and Toulouse with their attractions and airports. A spacious main house with five bedrooms and five bathrooms would make an ideal family home. There is an additional guesthouse or gite with two bedrooms and two bathrooms. A large terrace, complete with a pool, a landscaped garden and even a carefully designed hedge maze provides plenty of opportunity to enjoy al fresco living that makes life in this part of France so enjoyable.

## 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: 4028 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Amongst the fields of the Lauragais, just a short drive from the pretty town of Bram you will find this beautiful property. A tree lined drive leads to a spacious shaded parking area and up to the expansive terrace in front of the main house.

The main house has a large formal dining room and a stunning cathedral height living room that would be ideal for entertaining or hosting family events. There is also a spacious kitchen diner which opens onto the south facing terrace that runs the length of the property. Adjacent to the kitchen is a cosy lounge with an adjoining room that is currently used as an office but could serve as a downstairs bedroom as it has an ensuite bathroom. Upstairs are two good-sized bedrooms and a family bathroom. From the formal dining room stairs lead to three further bedrooms, two of which are en-suite and a family bathroom.

The terrace provides plenty of areas for outside dining and the large L shaped pool with mechanical cover is the perfect spot for relaxing on a warm summer's day. A large workshop and storeroom houses the pool equipment, and a garage provides extra storage or room for a vehicle.

At the far end of the terrace is an independent guesthouse. It has sliding glass doors out onto the pool area and an open plan living room and kitchen on the ground floor. There is also a large bedroom,...