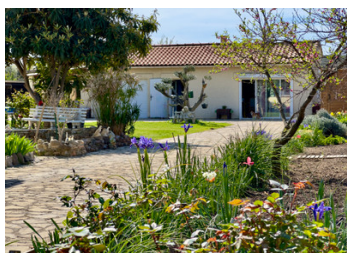


A great three bedroom base for South of France living and adventure



## INFORMATION

Town:	Cuxac-d'Aude
Department:	Aude
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1100 m2

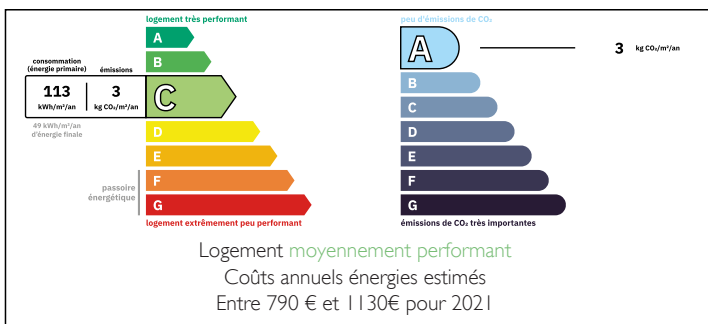
## IN BRIEF

Nestled in the Aude region near Narbonne, this inviting property captures the essence of a comfortable Mediterranean lifestyle. The well-lit and spacious rooms create a welcoming atmosphere, embodying a practical design that resonates with the character of the surrounding landscape.

This property seamlessly integrates tranquility with the convenience of seaside relaxation. Moreover, winter enthusiasts will find the allure of skiing just 90 minutes away in the Pyrenees.

Adding to its appeal, the property is strategically located—20 minutes from Narbonne train station and within easy reach of Carcassonne, Beziers, and Montpellier airports.

## 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:	1700 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

A bright single story house with a substantial separate dwelling. This is an extremely well maintained and lovingly cared for property including numerous out-buildings, a good sized indoor/outdoor covered swimming pool and pristine garden

Set against the serene ambiance of Mediterranean France, the property offers a tranquil retreat with proximity to local markets, ensuring convenience and accessibility to fresh produce and local goods. The Mediterranean climate graces the residence, encouraging residents to embrace outdoor living—a cherished aspect of this inviting home.

The main house:

Three good sized Bedrooms of 10 square meters each

Light and airy 41 square meter Living/kitchen dining room

Family bathroom with separate toilet

Large extra kitchen/utility room

Large inset wood burning stove

Reversible airconditioning

The Garden House:

Living/Dining/Kitchen - 23 square meters

Recreation room - 30 sq meters

Bathroom Laundry room - 12 sq meters

Garage 14 sq meters

Summer Kitchen - 17.3 sq meters

The Garden:

Salt water heated swimming pool with removable roof (3.5X9)

Summer Kitchen

Well

Automatic watering system

Pond

Flower and vegetable beds

Numerous well maintained out-buildings: Wood shed, Workshop, Green house, hen house, bird house etc.