

Beautiful domaine nestled in the hills above Castelnaudary with income potential and pool



INFORMATION

Town:	Laurac
Department:	Aude
Bed:	9
Bath:	5
Floor:	277 m2
Plot Size:	171600 m2



IN BRIEF

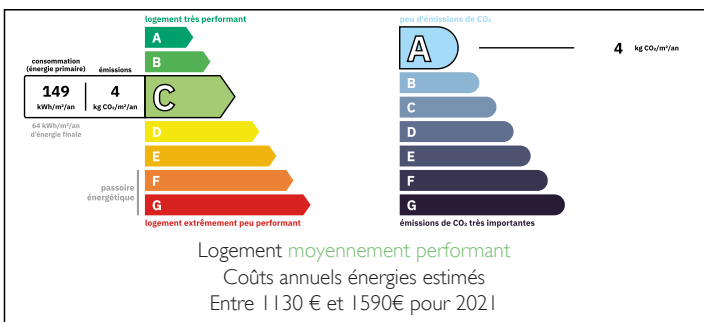
Set amongst the rolling hills to the south of Castelnaudary and only 30 minutes from Carcassonne, you will find this peaceful property with beautiful views and excellent potential for holiday rentals.

The property sits a short distance from the pretty hilltop village of Laurac and is surrounded by fields, woods and hills with views out towards the Montagne Noire and over the valley of the Lauragais.

The main house is currently divided into two gîtes but could easily be used as one large property. Separate from the main house is a single storey recently built gîte with adjoining laundry room and workshop.

Each house has its own terrace, there is a play area, a sheltered outdoor kitchen as well as plenty of parking finally a large pool completes this stunning property.

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.



DESCRIPTION

A delightful winding gravel drive leads to the front of this beautiful property where there is plenty of parking, as well as a play area and a large, fenced pool with terrace.

An independent wood framed house has been recently constructed to the side of the main house and would be ideal as either a gîte or accommodation for guests. It has a light living area and kitchen as well as two bedrooms and a shower room. The whole property benefits from double glazing throughout with aérothermal heating in all of the houses. A separate entrance leads to a utility room, currently used as a laundry for rentals, and a workshop.

The main house is currently separated into two houses but could be reconfigured very easily to make a large family home. The first part of the main house has a spacious living area with a wood burner and modern kitchen. There is a large wooden terrace that looks out over the surrounding countryside. Upstairs are two good sized bedrooms plus a family bathroom.

The second part of the main house has an open kitchen and dining room as well as a separate living room and bathroom on the ground floor. There is also access onto the terrace behind the property where you can sit and soak in the peace and quiet of the countryside.

Upstairs are four bedrooms with another family bathroom and separate toilet. A further bedroom can be found on the top floor, ideal for...

LOCAL TAXES

Taxe habitation:

EUR

NOTES