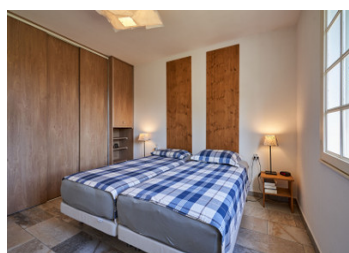


**UNDER OFFER** Fabulous modern 3 bedroom home, with 2 bedroom gite, 2 swimming pools, large garden, great views.

**EXCLUSIVE**



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	5
Floor:	265 m2
Plot Size:	5984 m2

## IN BRIEF

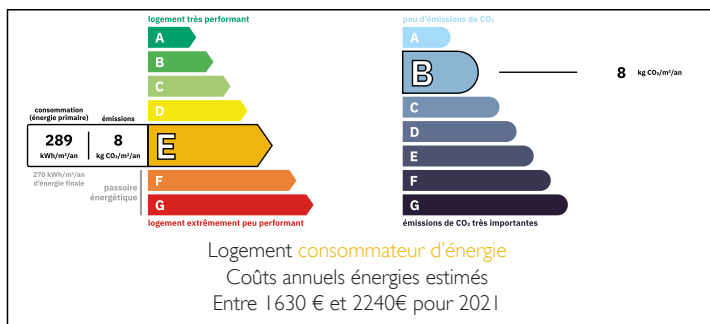
An impressive property, renovated about 10 years ago, offering an open-plan kitchen and living / dining rooms with picture windows overlooking the terrace and pool area, and fantastic views to the mountains beyond. All 3 bedrooms have their own shower rooms. Everywhere feels spacious and modern.

The same high standard applies to the 2-bedroom, 2-shower room gite, with private terrace and swimming pool.

The property stands in 6000m2 of enclosed, mature grounds, including 1200m2 of land with permission to build, giving the possibility of a second gite or other accommodation.

There is a restaurant in the local village, with more shops and restaurants in nearby Trebes. Supermarket: 5 minutes. Carcassonne: 10 minutes.

## 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:** 2762 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

What a great find! A lovely spacious modern property, with a gite for additional income, 2 swimming pools, fantastic terraces and views, in a quiet village on the Canal du Midi. It has been fully renovated to a high standard by the current owners, who have created an impressive and attractive home and a popular holiday spot for their guests.

You enter the property down a long drive, leading to parking areas for the house and gite. The first sight through the pine trees is the new terrace with in-ground pool that lies in front of the main house, offering views across the valley to the mountains.

The house itself is single-storey with picture windows overlooking the terrace, creating a feeling of space and light. The front door leads into a hallway with storage, which separates the sleeping area to the right and the living space to the left.

There is a living room (35m<sup>2</sup>) with wood-burning stove, open to a second sitting area (20m<sup>2</sup>), then a few steps lead up to the dining room (14m<sup>2</sup>) with open fireplace, and on to the fully-fitted kitchen (12m<sup>2</sup>). There is also a laundry room (6m<sup>2</sup>).

To the other side of the hall are the three bedrooms (15m<sup>2</sup>, 14m<sup>2</sup> and 11m<sup>2</sup>) each with private shower room and WC. There is also an open study (16m<sup>2</sup>) with wood-burner and French windows to the terrace.

The terrace (120m<sup>2</sup>) runs across the front of the house, with south-facing views to the mountains. There...