

Magnificent Country House, 4-6 Bedroom, 4 Bathroom, Library, Mezzanines, Terrace, Garden, Garage

EXCLUSIVE

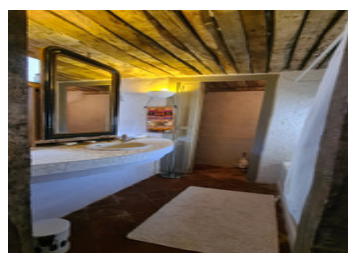
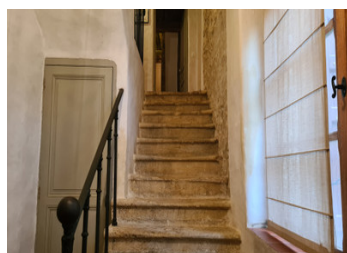


INFORMATION

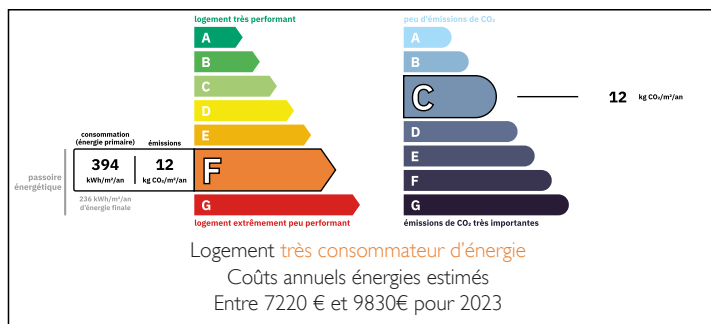
Town:	Cucugnan
Department:	Aude
Bed:	4
Bath:	4
Floor:	290 m2
Plot Size:	2500 m2

IN BRIEF

Utterly charming and exuding character, this grand property, is mesmerising with its unspoilt architecture and distinctive features. This could be a spacious permanent home, holiday retreat or potential B&B opportunity. Enjoy the terrace and garden where there is space for a pool. Nestled in rural bliss, amidst vineyards and natural beauty; this locality offers walking, cycling, exploring natural gorges, quaint villages and historic Cathar Castles. The nearest village 4kms away provides express shopping and cafes. Ski-slopes a 1.5 hour drive; Perpignan 40 minutes, boasts excellent shopping and restaurants, travel connections include, Airport, Bus, Train, TGV, major toll routes. The beautiful Mediterranean beaches a 50 minute drive, extend east toward Narbonne and west to the Spanish border.

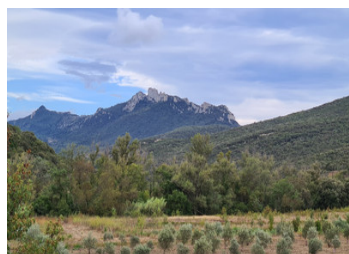


ENERGY - DPE



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: 2253 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional, grand property, 3 floors, stunning spacious living, radiating character, with terrace, garden and garage. This duplex property is separated by a shared gated courtyard, each with its own garage. It is a unique opportunity for those looking to enjoy nature in a calm and tranquil setting.

Ground Floor

The entrance to this charming house, is set back from a country road. Upon entering the front door, one is captivated by the grand scale of the ground floor, comprising the foyer, lounge with double height ceiling and mezzanine, and double glass doors leading into a spacious open plan dining and kitchen with spectacular vaulted ceilings.

Returning to the entrance foyer, on one side a door leads to a separate laundry room, on the other side an old, stylish, black marble stone sink. Stepping into the spacious lounge with its commanding ceiling height, there is a modern wood-burner, door access to the garden, and a spiral staircase leading to a mezzanine and separate east side living.

East Side

The mezzanine leads into what is currently an office, which also provides a separate external entrance to the house, via a stone staircase. Passing through the office into a small unused scullery-type niche, which could be upgraded into a small kitchen; another staircase ascends up to the living area of this east side. The surrounding space includes a large master bedroom, two smaller rooms which are currently reading rooms and could be additional bedrooms, a cosy central lounge and...