

## Villa with beautiful views, pool and large garden near Castelnaudary



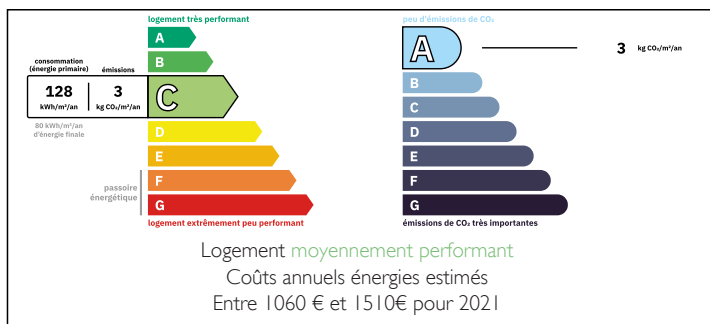
## INFORMATION

Town:	Castelnaudary
Department:	Aude
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	5900 m2

## IN BRIEF

Amongst the rolling hills a short distance from the home of Cassoulet, Castelnaudary, you will find this spacious villa sitting on a generous plot. The property boasts views towards the mountains and over the beautiful surrounding countryside as well as a large fully fenced garden with fruit trees and a swimming pool. The house has three bedrooms and a good-sized family bathroom. There is an open plan living and dining room with an adjoining kitchen. Three separate conservatories offer plenty of opportunities to enjoy the sunshine in the winter or you could venture onto the terrace or garden to soak in the long summer days. The basement opens into the garden and with water and electricity already in place could be easily converted into additional living space. There is a garage for storage and the garden is fully...

## ENERGY - DPE



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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:** 3200 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property lies on a small road a short distance from Castelnaudary, with views of the Pyrenees and over the rolling countryside. Electronic controlled gates provide access to the beautiful gardens with a drive leading to the rear of the property and plenty of outside parking as well as a garage. To the front of the house is a sunny conservatory, perfect for enjoying your morning coffee. A large open plan living and dining room with an adjoining kitchen is perfect for entertaining and has access onto a further conservatory with space to dine or just relax in the sunshine. The property is heated by a pellet burning insert fire in the main living area with ventilation distributing the warmth throughout the house. There is a family bathroom and three bedrooms with built in storage, two of which have access onto another conservatory, perfect as an additional living room. The property boasts double glazing throughout, rolling metal shutters as well as electric shutters that can be used to cover the large conservatory and wooden shutters to add a traditional look.

The basement of the property is accessed from the main house but also from the garden to the rear. This area offers huge potential for development as there is already a kitchen area and shower, with three separate rooms, so it could be converted into additional living space without much difficulty. The garage provides plenty of space for a vehicle, workshop or general...