

Spacious family home in village close to Carcassonne. 4 bedrooms, conservatory, summer kitchen, pool & garden.

EXCLUSIVE



INFORMATION

Town:	Villedubert
Department:	Aude
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1055 m2

IN BRIEF

Comfortable home, with great outdoor living space, in a quiet village location yet within easy reach of Carcassonne.

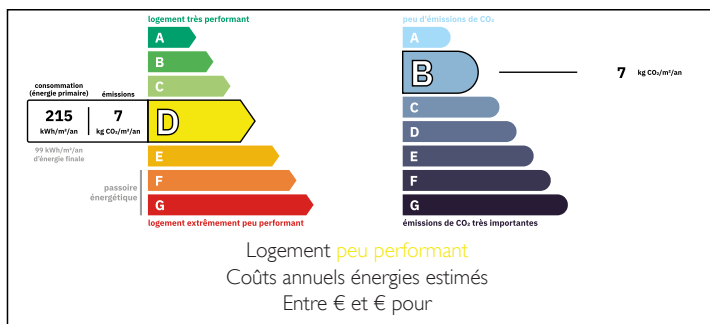
The accommodation includes a large living room with an enclosed fireplace, study area, open plan dining room and fitted kitchen, conservatory, 4 bedrooms and 2 bathrooms.

Outside is a fantastic summer kitchen with plancha and pizza oven, swimming pool and terrace, 2 garages and a well-stocked private garden.

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



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:	2062 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A lovely spacious property, with swimming pool, in a quiet village on the Canal du Midi, offering comfortable family accommodation and great outside space.

You enter the property via electric gates to the parking area and 2 garages. A covered terrace to the front of the house leads into a hallway with WC, with stairs up and down to the sleeping areas.

There is a large living room (33m²) with enclosed fireplace, open to a study area (12m²). The bright dining room (25m²) is open to the fully-fitted kitchen (12m²) with integrated appliances. The back door leads into the conservatory (16m²) currently used as a hobby room.

From the hall a short flight of stairs leads up to three bedrooms (9m², 12m² and 9m²) all with built-in wardrobes and air-conditioning units. The shower room (9m²) has double basins and a WC.

A second flight of stairs leads down to a guest bedroom (11m²) with built-in wardrobe, and to a second shower room (5m²). There is internal access to the first garage (25m²) giving the possibility of converting it into further living space. There is a second larger garage (28m²).

Behind the house is a well-planned summer kitchen (25m²) with a gas hob, a plancha and a pizza oven. The swimming pool (10m x 5m) with cover, is surrounded by a paved terrace and enclosed by a low wall for privacy.

The rest of the garden has some mature plants and shrubs and offers plenty of private corners for relaxation.

The...