

Ref: A32684|KB11 Price: 295 000 EUR

agency fees to be paid by the seller

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



# INFORMATION

Town: Villedubert

Department: Aude

Bed: 4

2 Bath:

Floor: 150 m<sup>2</sup> Plot Size: 1055 m<sup>2</sup>















### IN BRIEF

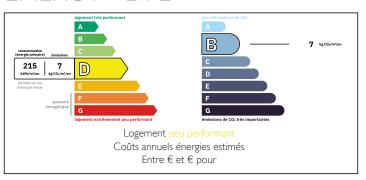
Comfortable home, with great outdoor living space, in a quiet village location yet within easy reach of Carcassonne.

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 restaurants in nearby Trebes. Supermarket: 5 minutes. Carcassonne: 10 minutes.

## FNFRGY - DPF



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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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## 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  $(10m \times 5m)$  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...