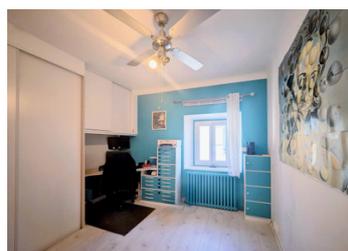
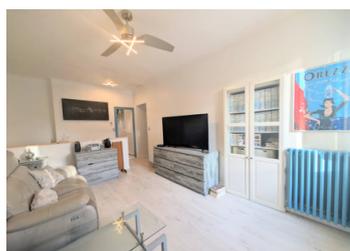
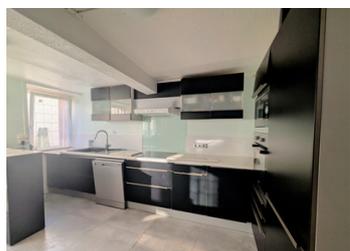
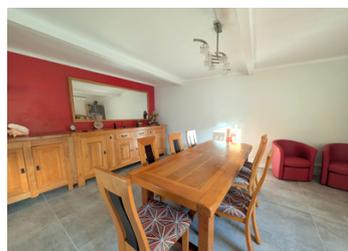
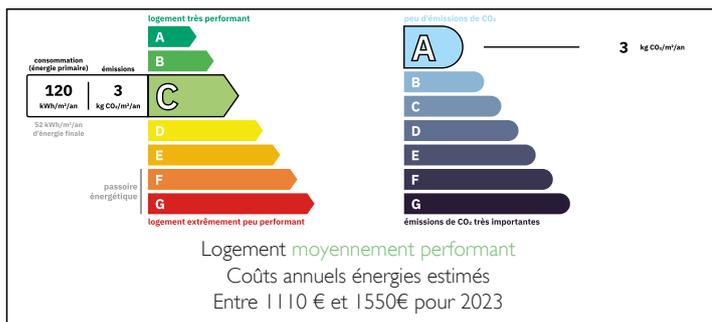


## UNDER OFFER Move-In Ready Village Home: 3/4 Beds, 2 Baths, Shaded Terrace, Parking, Easy Access to Carcassonne

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Carcassonne        |
| Department: | Aude               |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 117 m <sup>2</sup> |
| Plot Size:  | 141 m <sup>2</sup> |

## IN BRIEF

Discover your dream home near Carcassonne in Occitanie in this move-in ready village house featuring a shaded terrace and parking areas.

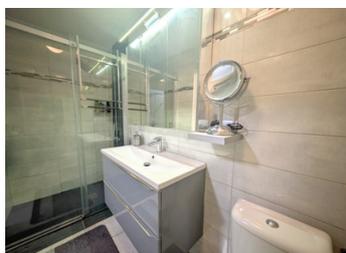
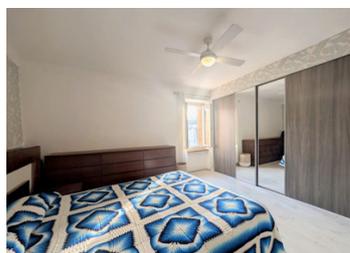
This carefully renovated village house in Villalbe, updated 5 years ago, features a bright living area and a modern equipped kitchen on the ground floor, as well as a laundry room and a bathroom. Upstairs, there is a TV lounge, 3 bedrooms with built-in closets (with the possibility to easily create a 4th bedroom), and a second bathroom.

Enjoy a low-maintenance outdoor space with a shaded summer kitchen and a secure courtyard that can accommodate up to 2 cars.

Equipped with a heat pump, insulated attic, and a fully renovated roof just 2 years ago, this property offers good energy efficiency and peace of mind.

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.



## DESCRIPTION

Discover this delightful and well-appointed village house, perfectly maintained and ready to welcome its new owners.

Renovated with care five years ago, this home features a heat pump, providing both comfort and energy efficiency. Additionally, the roof was completely redone just two years ago, ensuring your peace of mind.

As you enter, you'll be greeted by a modern, fully equipped kitchen and a bright living room, ideal for enjoying convivial meals with family and friends. A practical laundry room and spacious closets add to your everyday comfort.

Upstairs, all bedrooms come with built-in wardrobes for optimal storage. A cozy TV lounge completes this floor and can easily be transformed into a fourth bedroom, should the need arise, just like it was originally designed.

This house also boasts a modern shower room and a WC on each level for added convenience.

Embrace the beautiful days outdoors with a low-maintenance exterior and a shaded terrace featuring a summer kitchen, perfect for al fresco dining and memorable gatherings with loved ones. Finally, the property includes an electric gate that allows parking for up to two cars, a true asset in this charming hamlet.

The Village of Villalbe: Located on the doorstep of Carcassonne, Villalbe is a true haven of peace, cherished for its calm and friendly atmosphere. Seamlessly connected to the city by frequent bus services, you can easily access all the amenities of Carcassonne while enjoying a tranquil natural setting surrounded by vineyards. You'll be just minutes away from the enchanting Medieval...

## LOCAL TAXES

**Taxe foncière: 1835 EUR**

**Taxe habitation: EUR**

## NOTES