

4 bedroom detached property with garage lounge/dining room and kitchen, set in over 6,000m2 of gardens.



## INFORMATION

Town:	Belvianes-et-Cavirac
Department:	Aude
Bed:	4
Bath:	4
Floor:	165 m2
Plot Size:	7500 m2

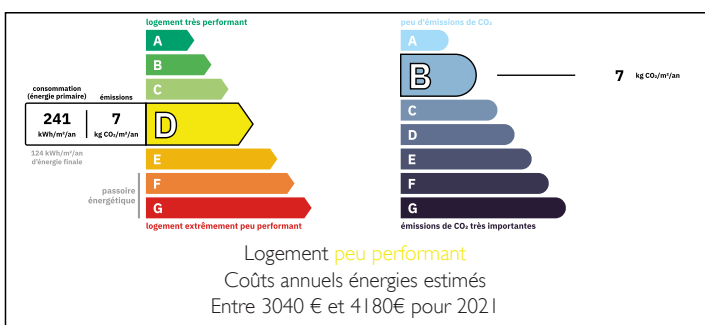
## IN BRIEF

Delightful 4 bedroom detached riverside property set in over 6,000m2 of gardens in the tranquil hamlet of Belvianes and Cavirac and a 5 minute drive from the lively town of Quillan. Nestled in the foothills of the Pyrenees, this charming property offers a serene retreat from the hustle and bustle and would make the perfect family home, holiday home or bed and breakfast establishment.

The region is renowned for its mountain walks, cycling, fishing and watersports as well as being ideally placed to explore the many castles dating back to the Cathars.

Equidistant between the international airports of Perpignan and Carcassonne (1 hour drive), it is also a 1h15min drive to the beautiful Mediterranean beaches and a short drive to the nearest ski resort. The UNESCO World Heritage Site of Carcassonne castle is a must visit as are the numerous vineyards...

## 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.



## DESCRIPTION

Set in a quiet cul-de-sac with its own gated entrance, the driveway and forecourt have space for several vehicles.

Enter via the terrace into a hallway of 9m<sup>2</sup> with WC, leading to a dining room of 13.5m<sup>2</sup> with doors opening onto the terrace. This leads into a 40.75m<sup>2</sup> lounge with vaulted ceiling and pellet burner and also opens onto the terrace. Fitted kitchen of 16.5m<sup>2</sup> with 12m of work surface and numerous storage cupboards. On the opposite side of the entrance hall are 3 ensuite bedrooms of 15.8/11.4 & 11m<sup>2</sup>.

A wooden staircase from the dining room leads to a more private ensuite bedroom of 8.75m<sup>2</sup>.

In the basement there is a 41.8m<sup>2</sup> garage space, laundry room of 15.7m<sup>2</sup> and an office space of 12.75m<sup>2</sup>.

To the front of the property is a large covered terrace area with seating.

The 6,000m<sup>2</sup> plus gardens are well established containing fruit trees and overlooks the meandering River Aude. There is also a mobile home and a further garage.

Fully double glazed with electric central heating this property is a countryside haven that offers a peaceful escape from today's fast paced lifestyle but with all modern comforts.

Don't miss out, book a viewing today!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1770 EUR

Taxe habitation: EUR

## NOTES