

Superb modern lakeside family home near Carcassonne. 5 bedrooms, heated pool & great views. Price Negotiable



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	3
Floor:	214 m2
Plot Size:	3000 m2



IN BRIEF

Beautiful modern house with uninterrupted views of Lac de Taure and the mountains.

Well-maintained accommodation comprising entrance hall, large living room with fireplace, dining room, fitted kitchen, master suite with en-suite shower room and dressing room.

First floor: 4 bedrooms, 2 bathrooms and WC.

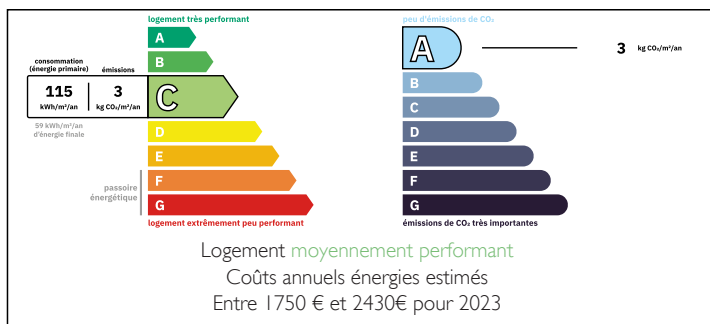
Covered terrace, enclosed garden with lakeside access, and heated swimming pool.

Large double garage, electric heating, double glazing and air conditioning.

Set in a quiet residential area, yet close to Carcassonne. International airport 10 minutes.

Price negotiable for a quick sale.

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.



LOCAL TAXES

Taxe foncière: 4696 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In a sought after residential area, and with an exceptional lakeside location, this property is a real gem.

The owners bought the plot and had the house built in 2013, since when it has been used as their family holiday home. They are now reluctantly selling, giving a rare opportunity to acquire a property in this enviable spot.

From the street the house is hidden behind a block wall, and it presents a modest façade to the front, complemented by mature planting and colourful shrubs, with a driveway leading to the large attached garage (55m²).

Inside the house, the entrance hall (13m²) with cloakroom, opens into the sitting room (36m²) from where you start to appreciate the position, with French windows leading out onto the terrace. This is a bright room, with an insert fireplace and tiled floors.

To the right of the sitting room you access the dining room (24m²), with air-conditioning unit, also overlooking the garden and lake, and with a covered dining terrace (18m²) to the exterior.

The kitchen (18m²) is fully fitted, with a range cooker, and a laundry area separated from the cooking area by a breakfast bar.

Also on the ground floor, and again overlooking the garden, is the master bedroom suite (26m²) with dressing room and shower room (6m²).

A wooden staircase leads to the first floor with 4 more bedrooms (13m², 14m², 15m² and 16m²), 2 of which have air-conditioning units. There is a large family bathroom (10m²), a second bathroom...