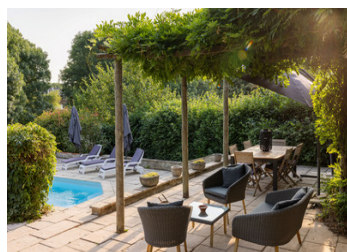


Charming village house in the Montagne Noire, South of France with pool and large grounds

EXCLUSIVE



INFORMATION

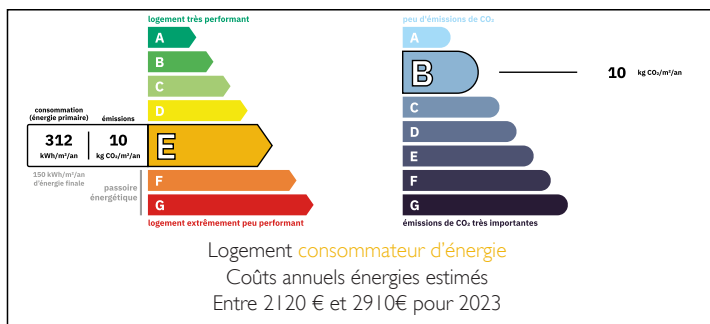
Town:	Lacombe
Department:	Aude
Bed:	4
Bath:	2
Floor:	94 m2
Plot Size:	2400 m2

IN BRIEF

This charming house tucked away in a little village in the wooded mountains above Carcassonne, south-west France, is the ideal getaway. Everything you need is here including a lovely private terrace overlooking the quality, in-ground heated swimming pool and garden beyond. A perfect place to relax, hidden from view.

With modern comforts, the house has not lost its rustic charm and welcomes you either as a permanent home or as a very comfortable holiday home. The four double bedrooms and two bathrooms, as well as a cosy living space with open kitchen mean it is ideal for larger families or groups. The large open grounds beyond the pool and terrace offer plenty of space for running around or as a blank canvas for creating a beautiful garden. With fencing it would make a great paddock for a pony,...

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: 1109 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- Private parking in front of the house
- Enter through the front door to an entrance hall, tiled.
- To the right, a large bathroom with clawfoot bath, double basin unit, WC, storage, water heater, washing machine and dryer, soft lighting, exposed stone wall, stone-look tiled floor.
- Ahead, the hall leads to an open-plan kitchen/living space.
- Fully equipped kitchen
- Dining area with table and chairs
- Wood-burning stove set in original large fireplace
- Cosy lounge space
- Windows and stable door to terrace, pool and garden
- Stairs up to

First floor:

- Hallway gives access to
- Bedroom 1, window to pool and garden, door to "Jack and Jill" shower room
- Bedroom 2, window to front, door to "Jack and Jill" shower room
- Door to stairs up to

Second floor, under eaves:

- Broad landing suitable as secondary lounge space, reading room, games area...-with 2 small cupboards, water heater
- Bedroom 3 overlooking back garden
- Bedroom 4 overlooking back garden

Exterior:

- Through back door to shaded, tiled terrace, plenty of room for table and chairs, alfresco dining
- Steps down to heated, in-ground swimming pool with tiled surround large enough for sun loungers and parasols. Secure, walkable cover.
- Over 2000 m2 of rough garden with fruit trees, grass