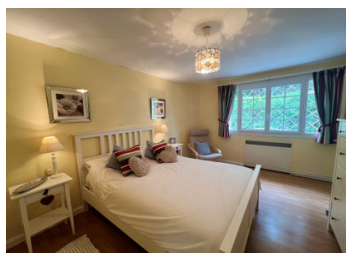
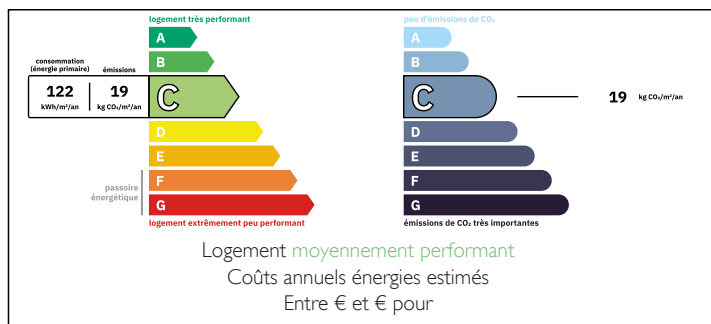


Lovely family home in quiet residential area of Carcassonne. 4 bedrooms, sun room, terraces, pool & garden

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	3
Floor:	184 m2
Plot Size:	1055 m2

## IN BRIEF

Comfortable home, with great outdoor living space,  
in a quiet residential area of Carcassonne.

The accommodation includes a large living room with access to the terrace, dining room and fitted kitchen, and master bedroom suite on the upper level.

On the lower ground floor are 3 further bedrooms, 2 shower rooms, laundry room and garage, plus a lovely sun room leading out to the swimming pool.

The low-maintenance garden is fully enclosed and private, with a drive to the garage, sunken patio, and a large terrace around the 10m x 5m salt-water pool.

The Bastide St. Louis, the medieval city and Carcassonne International Airport are all less than 10 minutes away, by car.

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

This is an extremely well-maintained property, regularly updated by the owners over the last 20 years. The end result is a modern, comfortable interior, with lots of space for family and guests, and great outside spaces to take advantage of the sunny Mediterranean climate.

From the front door you enter into a warm and inviting hallway leading to the fully-fitted kitchen (13m<sup>2</sup>) to the left, a convenient cloakroom and WC, and, to the right, the sitting room (28m<sup>2</sup>) with fireplace and parquet floor. This room benefits from air-conditioning. There is access to the large terrace (45m<sup>2</sup>) with open views.

The sitting room leads on to the dining room (13m<sup>2</sup>) also with parquet floor and patio doors to the terrace.

On this level there is the master bedroom (19m<sup>2</sup>) with air-conditioning and fitted wardrobes, a full bathroom and separate WC.

A staircase leads down to the lower ground floor, with 3 bedrooms (20m<sup>2</sup>, 13m<sup>2</sup> and 9m<sup>2</sup>), 2 shower rooms, the boiler room, laundry room, store rooms and the garage (21m<sup>2</sup>).

There is a large sun room (27m<sup>2</sup>) which leads out to the terrace and swimming pool area.

The pool is a 10m x 5m, self-regulating salt water pool. The liner was replaced in 2023, and there is a new cover for this year.

The exterior of the house was repainted in 2024.

The fully enclosed garden is south-facing, with a greenhouse, sunken patio and mature shrubs providing privacy.

Furniture available by separate negotiation.

(Please note that all measurements are for guidance only.)

## LOCAL TAXES

**Taxe foncière:** 4217 EUR

**Taxe habitation:** EUR

## NOTES