

## Stunning 5-Bedroom Detached House, 193 m – An Idyllic Setting with Breathtaking Views

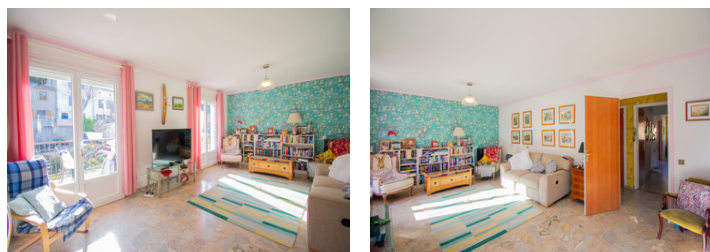


### INFORMATION

Town:	Belvianes-et-Cavirac
Department:	Aude
Bed:	5
Bath:	3
Floor:	193 m2
Plot Size:	679 m2

### IN BRIEF

This house is situated in Belvianes

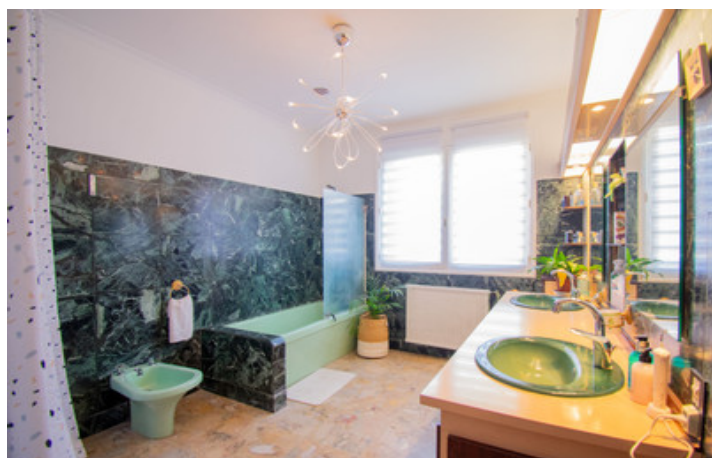


### ENERGY - DPE

DPE in progress.

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

Stunning 5-Bedroom Detached House, 193 m<sup>2</sup> – An Idyllic Setting with Breathtaking Views

This exceptional property, rarely available on the market, is nestled in the hills, offering spectacular views and complete tranquility. Located just 5 minutes from the local town, it boasts the perfect location: peaceful and secluded, yet close to essential amenities.

Ready to move in, this house offers great flexibility and could serve as either a primary or secondary residence. With two independent entrances and two kitchens, it can also be set up as a house and guesthouse, making it an ideal opportunity to generate rental income. Additionally, its generous layout and bright, spacious rooms make it an incredibly comfortable and enjoyable living space for the whole family.

Main Features of the Property:

Ground Floor:

Entrance Hall (12.5 m<sup>2</sup>): A spacious and welcoming hallway that greets guests with warmth and elegance.

W.C. (1.4 m<sup>2</sup>): Practical and functional, perfect for visitors.

Bedroom 1 (11.7 m<sup>2</sup>) and Bedroom 2 (10.4 m<sup>2</sup>): Two spacious rooms, perfect for versatile use, whether as guest bedrooms or a home office.

Boiler Room (13.3 m<sup>2</sup>): A well-designed space for heating system maintenance and storage.

Summer Kitchen (15 m<sup>2</sup>): Ideal for outdoor meal preparation, with direct access to the external terraces.

Utility Room (7.5 m<sup>2</sup>): A practical space for laundry and storage.

## LOCAL TAXES

Taxe foncière: **1800 EUR**

Taxe habitation: **EUR**

## NOTES