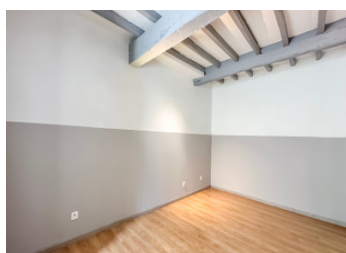
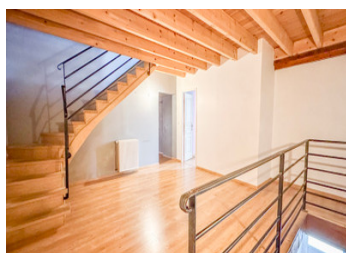
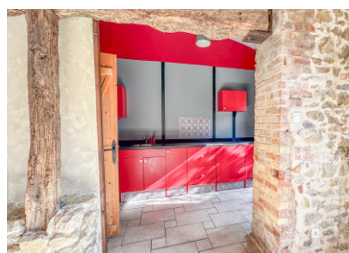


Rare Gem in a Storybook Village – Don't Miss This Opportunity!



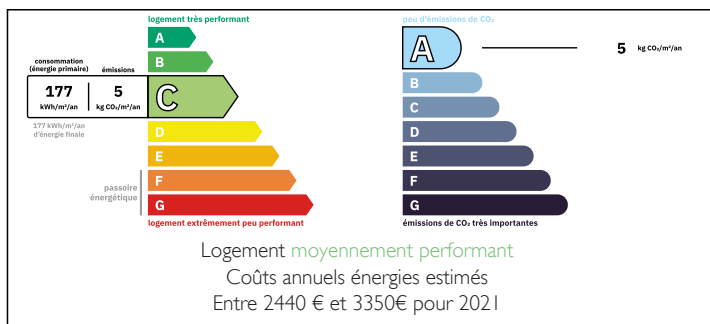
INFORMATION

Town:	Les Cassés
Department:	Aude
Bed:	7
Bath:	3
Floor:	465 m2
Plot Size:	956 m2

IN BRIEF

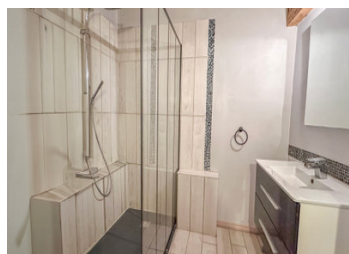
Discover this charming 465 m² stone home set on a 950 m² enclosed plot with a beautiful in-ground pool. Featuring 7 bedrooms, multiple living spaces, and an independent gîte, this versatile property is ideal for a family home, guest accommodations, or a professional activity. Located just 10 minutes from Revel and 35 minutes from Toulouse, it offers both tranquility and convenience. A rare opportunity to own a character-filled residence with endless potential!

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

Discover this stunning 460 m² stone home set on a 950 m² enclosed and landscaped plot with a beautiful in-ground pool (7x3m). Ideally located just 10 minutes from Revel and 35 minutes from Toulouse, this spacious property blends character, comfort, and endless potential.

From the moment you step inside, you'll be captivated by the generous spaces: a 50 m² living and dining area, an open and fully equipped kitchen, a master suite, a home office, and a laundry room. An independent gîte with its own kitchen completes the ground floor, offering the perfect space for guests or a rental opportunity.

Upstairs, you'll find five bedrooms, including a second master suite, two bathrooms, and a mezzanine area. The top floor provides two additional bedrooms, a large landing, and a storage space.

Outside, enjoy the peaceful ambiance of the enclosed garden, the pool, and the many possibilities this outdoor space has to offer. A garage and a technical room add further convenience to this exceptional home.

This versatile property is perfect for a large family, a bed and breakfast project, or even a professional practice. With easy access to highways and school transportation, it provides a tranquil lifestyle while remaining well-connected to essential amenities.

Don't miss out on this incredible opportunity—imagine the future that awaits you in this charming and historic home!

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

LOCAL TAXES

Taxe foncière: 3042 EUR

Taxe habitation: EUR

NOTES