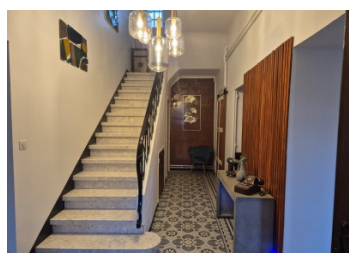
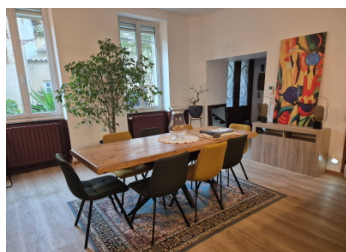


Character home with private park, swimming pool, and high-end features – A rare find!



INFORMATION

Town:	Coursan
Department:	Aude
Bed:	6
Bath:	2
Floor:	197 m2
Plot Size:	600 m2



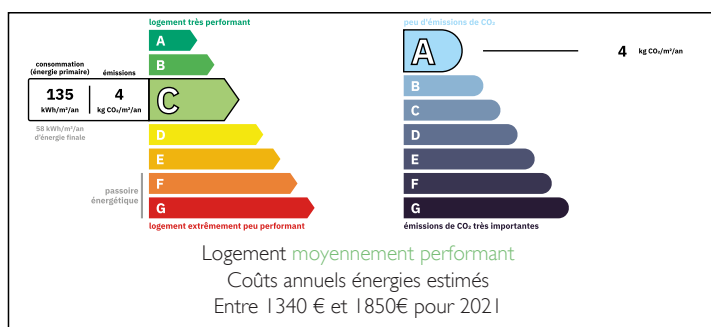
IN BRIEF

In the heart of a sought-after village, this stunning 197 m² home combines authentic charm with modern comfort. Nestled within a private 600 m² park, it offers a privileged living environment, secluded from view, featuring a landscaped garden, swimming pool, and a spacious terrace with a pergola.

The interior impresses with its bright living room with a fireplace, a generous 50 m² kitchen-dining area, and six comfortable bedrooms spread over two levels.

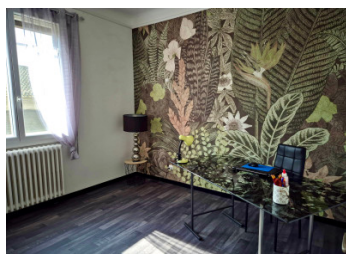
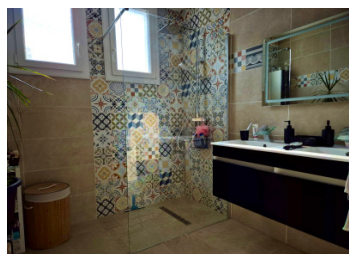
Outbuildings, a veranda, a secure swimming pool, and high-end features complete this rare property.

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

Tastefully renovated three years ago, this 197 m² home requires no work and boasts high-end features, including a heat pump, solar panels, enhanced insulation, and double glazing.

A Warm and Elegant Interior

From the moment you step inside, you'll be charmed by the bright 26 m² living room, enhanced by a majestic fireplace with views of the garden. The fully fitted and equipped 50 m² kitchen-dining area serves as the heart of the home, perfect for entertaining.

Comfortable and Functional Sleeping Area

First floor: A hallway leads to four beautiful bedrooms (12 to 21 m²) with built-in wardrobes, one of which has a private shower room.

Second floor: Two additional bedrooms and a storage area.

Sanitary facilities: One bathroom, one shower room, and two separate toilets for added comfort.

Outbuildings and High-Quality Amenities

- ▣ Secure swimming pool
- ▣ Veranda
- ▣ Outbuildings with multiple conversion possibilities
- ▣ Fireplace and double glazing
- ▣ Enhanced insulation and modern equipment (solar panels, heat pump, updated electrical system)

With its layout and undeniable charm, this home is an ideal family retreat or a perfect opportunity for a guesthouse project.

A rare gem in the area—don't miss out!

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

NOTES