

## Three bedroom village house with terrace, views and large barn



## INFORMATION

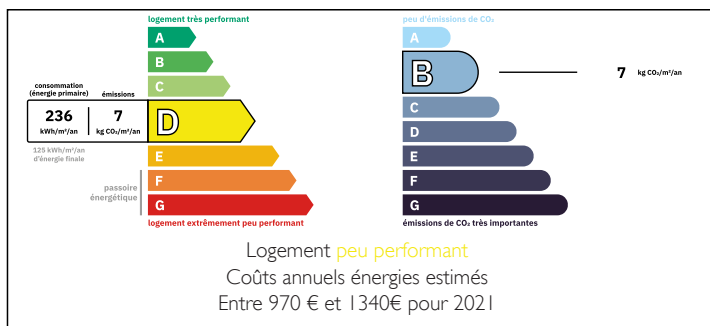
Town:	Villelongue-d'Aude
Department:	Aude
Bed:	3
Bath:	1
Floor:	73 m2
Plot Size:	24 m2

## IN BRIEF

This charming three-story home in a friendly hilltop village is perfect for full-time living or as a secure getaway. With a southwest-facing terrace, bright bedrooms, and a cozy ground-floor living space, it balances comfort and efficiency. Energy-saving features include insulation, double glazing, and solar panels. A large attached two-story barn offers great potential, with access on both levels. Modern electrics ensure reliability, making this a practical yet character-filled home in a welcoming community.



## 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

Nestled in the heart of a friendly hilltop village, this charming three-storey end of terrace home offers both tranquility and modern convenience. With a sunny southwest-facing terrace, you can soak up the afternoon sun while enjoying picturesque views of the surrounding countryside.

On the ground floor, you'll find a cozy kitchen/dining/sitting room with a charming wood-burning stove adding to the home's appeal, making it an inviting retreat year-round.

Upstairs, the light-filled bedrooms create a bright and airy atmosphere, perfect for relaxation. The shower room on the 1st floor complements the home's practical layout. Double-glazed windows ensure warmth and efficiency, while the recently installed insulation and large array of solar panels promote sustainable living.

One of the standout features of this property is the exceptionally large, attached two-story barn. With access on both levels, this versatile space offers endless potential—whether for storage, a workshop, or even conversion into additional living space. Modern electrics throughout provide ease and reliability, making it the perfect "lock up and leave" property or with its energy-efficient features, this home is equally well-suited for full-time living, offering a peaceful and comfortable lifestyle in a welcoming village community.

15 minutes from Limoux (shops, banks, supermarkets, restaurants)

35 minutes from Carcassonne airport

45 minutes from skiing

1hr 15mins from mediterranean coast

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

## LOCAL TAXES

**Taxe foncière: 853 EUR**

**Taxe habitation: EUR**

## NOTES