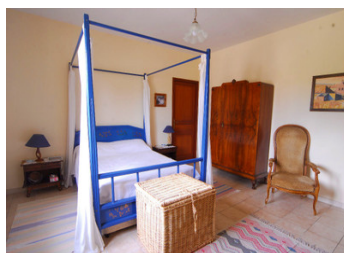


Spacious, well-kept home in village close to Carcassonne. 3 bedrooms, garden with pool, garages and parking.



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	3
Floor:	195 m2
Plot Size:	3135 m2

## IN BRIEF

This is a great home, built about 30 years ago, and well cared for ever since.

The accommodation includes a large living room overlooking the garden, a recently fitted kitchen and utility room, 3 en-suite bedrooms plus a large study / bedroom 4 and an integral garage.

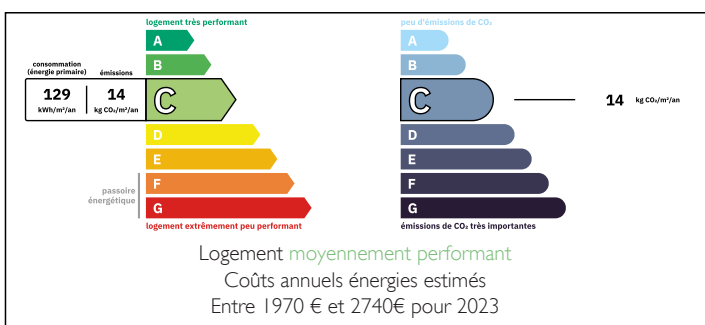
There is also a separate double garage, and a large gravelled parking area.

The garden is well-landscaped and very private, completed by an in-ground swimming pool with terraced surround.

The property is in the village of Badens, some 17km from Carcassonne. The village has some local shops and services, and is only a short drive from Trebes, on the Canal du Midi, for supermarkets and restaurants.

Carcassonne international airport about 25 minutes away.

## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 3585 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A welcoming property which offers comfortable living, plenty of space and a delightful garden with swimming pool.

From the front door you enter into a very large hallway (20m<sup>2</sup>) which leads to the rest of the accommodation.

The bright sitting / dining room (40m<sup>2</sup>) has an enclosed fire, and french windows leading out to the back garden.

To the right of the front door is the fully-fitted kitchen (19m<sup>2</sup>) with integrated dishwasher, fridge, electric oven and gas hob. French windows open out onto a covered dining terrace to the rear. Beyond the kitchen is a useful utility room (9m<sup>2</sup>) with access to the integral garage (27m<sup>2</sup>) which is plumbed for a washing machine.

The large study (25m<sup>2</sup>) which has been used as a 4th bedroom, is behind the garage with views over the garden, and built-in storage.

The master bedroom (18m<sup>2</sup>) overlooks the back garden, and has a dressing room (6m<sup>2</sup>) and a modern en-suite shower room with basin and walk-in shower.

Bedroom 2 (18m<sup>2</sup>) is to the front of the house, also with dressing room (6m<sup>2</sup>) and an en-suite bathroom with basin and bidet.

These 2 bedrooms share a separate WC.

Bedroom 3 (12m<sup>2</sup>) has its own shower room and WC.

Outside the fully-enclosed, south-facing garden has been lovingly landscaped, and is home to a wealth of established plants and shrubs, with lawn and gravel pathways.

The in-ground salt-water swimming pool (9m x 4m) and surrounding terrace, was added 6 years ago.