

Exceptional 5 bedroom property with pool and over 6000m2 of land in Puilaurens with views of the chateau

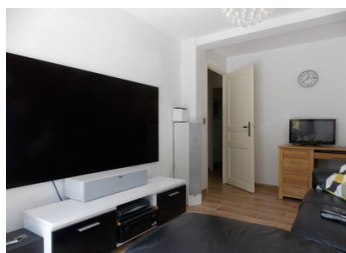
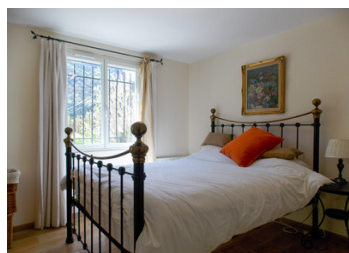


INFORMATION

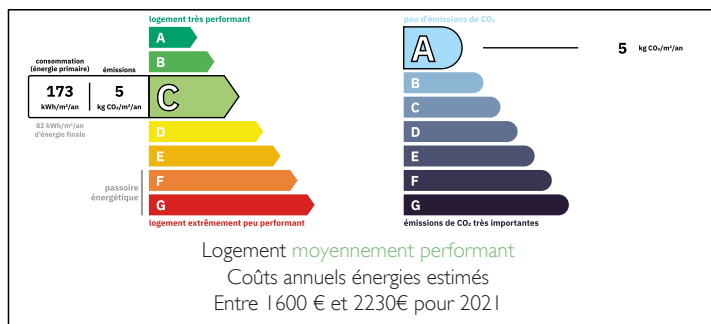
Town:	Puilaurens
Department:	Aude
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	6000 m2

IN BRIEF

This exceptional 5 bedroom property lies in the shadows of one of the UNESCO World Heritage status Cathar castles, Chateau Puilaurens and boasts uninterrupted views of the stunning landscape. Abutting the River Boulzane, this property has 6,000m2 of land, mostly laid to lawn with established trees and shrubs and a vegetable garden. Located down a quiet lane in the hamlet of Lavagnac, the property is 10 minutes from Axat with its famous tourist train and 20 minutes from Quillan that has all amenities. The Mediterranean coast is a 1 hour drive and the international airports of Perpignan and Carcassonne approximately 1 hour away. In winter, the nearest ski slope is a 45 minute drive. This region of the Aude enjoys its own microclimate with warm summers and mild winters and attracts those seeking outdoor pursuits such as...

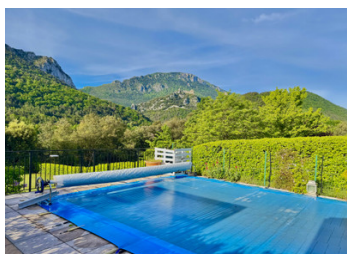


ENERGY - DPE



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

At the end of a quiet lane on the edge of the hamlet of Lavagnac the property is entered via a sweeping driveway with parking for several cars. The property is constructed to take in the magnificent vistas and the main entrance is to the rear of the property. It is configured over 3 levels on account of the lay of the land and entry is on the first level into the hallway leading into the 19.2m² lounge with full length sliding windows opening onto the terrace area. It is open to the dining room to the rear of 10.92m² and there is a well equipped kitchen of 7.94m² which also acts as a second entrance to the property.

On the second floor is a WC, bath.shower room 5.37m², 2 bedrooms of 10.37 and 10.93m² and a dressing room of 10.76m² which could also be used as a bedroom.

The ground floor consists of a shower/toilet, laundry room of 5.4m², 2 further bedrooms of 10.43 and 9.25m² and a lounge of 12.28m²

In the basement area which has doors opening onto the terrace, there is ample storage and the possibility of installing a summer kitchen.

There are several terraces on a number of different levels and a swimming pool of approx. 10m x 6m.

The owner has installed a wooden workshop/garage that houses a sauna and a covered car port to the front.

This property has been maintained to a very high standard with no work to be done...

LOCAL TAXES

Taxe habitation: EUR

NOTES