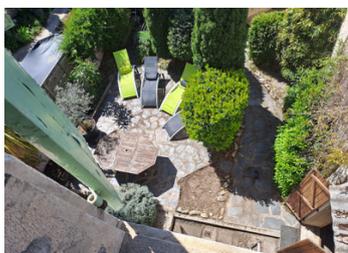


**\*UNDER OFFER\*** Surprisingly spacious village house, 6 bedrooms, garage, garden and pool. Close to Carcassonne.



## INFORMATION

Town:	Villardonnell
Department:	Aude
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	265 m2



## IN BRIEF

Great chance to buy a superb holiday house, or a permanent home, fully furnished, in a lively village in the Black Mountains, only 20 minutes from Carcassonne.

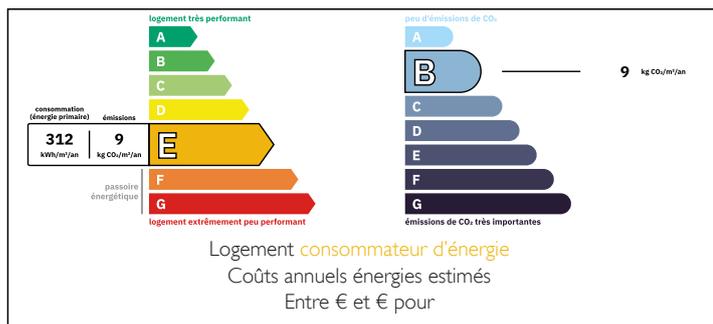


The bright and spacious accommodation comprises 2 sitting rooms, a large kitchen / dining room, 6 bedrooms and 2 shower rooms. There is a barn / garage providing storage space and off-road parking, and an enclosed garden with terrace and above ground pool.



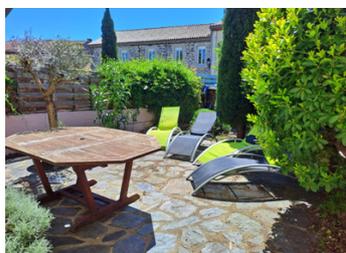
The village of Villardonnell has some local shops, and is close to Cuxac-Cabardes for more choice. Only 20 minutes away from Carcassonne with its many attractions and International Airport.

## 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

Traditional, character-filled house in the centre of the village, with its own private garden and above-ground pool. The south-facing property benefits from the abundant sunshine in the south of France, and has lovely views of the Pyrenees in the distance.

It would make a great holiday house, and is sold fully-furnished and ready to use! Alternatively, with some improvements, it could be a comfortable main home, in a friendly village in the Black Mountains, only a short drive from Carcassonne.

You enter the house on the middle floor, where the bright hallway leads to a cosy sitting room and 3 generous-sized bedrooms.

A wooden staircase leads up to the top floor, with distant views of the Pyrenees from all 3 large bedrooms. On this floor there is also a shower room, and a large store room.

From the sitting room a second stairway leads down to the ground floor kitchen / dining room, with French windows to the garden, a living room and a shower room.

There is a covered access from the living room to the barn / garage, and a side door to the street. The garden is fully enclosed with a stone terrace and an above ground pool with decking surround.

Accommodation comprises, on the ground floor:

Kitchen / dining room (44m<sup>2</sup>) with gas range, freestanding units and island. Brick fireplace with wood-burning stove.

Living room (17m<sup>2</sup>)

Shower room (5m<sup>2</sup>) with WC, basin and walk-in shower.

First floor:

Entrance hall (8m<sup>2</sup>)

Sitting room (14m<sup>2</sup>)

Bedroom 4 (13m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 1403 EUR

Taxe habitation: EUR

## NOTES