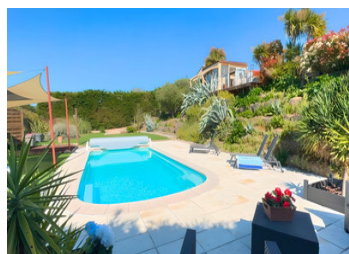


## Eco-Friendly Villa Near Lac de la Cavayère – Your French Dream Awaits!

### EXCLUSIVE



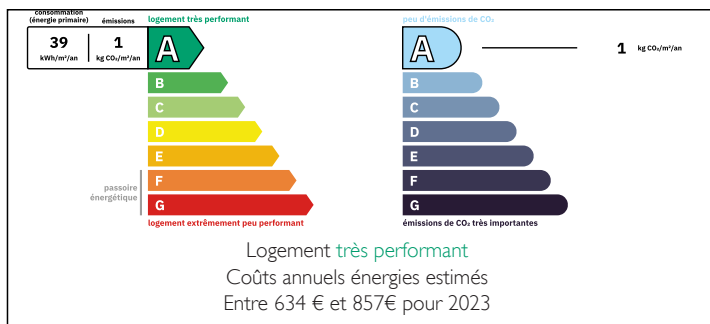
### INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	2229 m2

### IN BRIEF

Eco-friendly single-story villa near Lac de la Cavayère in Carcassonne. Built in 2005, offering 180m<sup>2</sup> of living space on a 2229m<sup>2</sup> plot with panoramic views of the Alaric Mountains. Bright and spacious living room, elegant open kitchen, three bedroom suites, office/child's bedroom, and a 40m<sup>2</sup> soundproofed studio with terrace access. A large room of over 30m<sup>2</sup>, currently used as a laundry/gym, could easily be converted into a fourth suite. Expansive terraces, Jacuzzi, landscaped Mediterranean garden, and a 9x4.5m saltwater pool. Additional features include a garden shed, solar panels, reversible air conditioning, central vacuum system, electric car charging station, and alarm system. Strong potential for seasonal rental income. Just 10 minutes from Carcassonne, close to beaches, the lake, and outdoor activities. A peaceful retreat or an excellent investment opportunity in the South of France.

### 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Eco-Friendly Villa Near Lac de la Cavayère – Your French Dream Awaits!

Welcome to this charming single-story eco-friendly villa, ideally located near the scenic Lac de la Cavayère in Carcassonne, Southern France. Built in 2005 by its current owners, this delightful property offers approximately 180m<sup>2</sup> of thoughtfully designed living space set on an expansive plot of 2229m<sup>2</sup>, boasting panoramic views of the picturesque Alaric Mountains.

Step through the electric gates and follow the gravel driveway up to the inviting main entrance. Inside, you'll find a luminous and spacious living area (45m<sup>2</sup>), seamlessly connected to an elegant open kitchen, fully equipped with solid oak cabinetry, Aleppo stone sink, top-quality appliances, and thoughtful conveniences like an integrated audio system.

The home comprises three spacious bedroom suites, each thoughtfully designed with built-in wardrobes and ensuite bathrooms, ensuring privacy and comfort. An additional smaller room functions perfectly as a home office or a charming child's bedroom, offering stunning vistas across the lush landscape.

A highlight of the villa is its impressive 40m<sup>2</sup> studio space, currently designed as a professional-grade music studio with soundproofing. With direct terrace access, this flexible space could easily be transformed into a guest studio or an extended living area.

Additionally, the villa features a versatile utility room currently used as a gym and comfortable pet area, providing an extra functional space to suit your lifestyle needs.

Outside, the property is designed for relaxation and entertaining. A vast tiled terrace (84m<sup>2</sup>) plus an