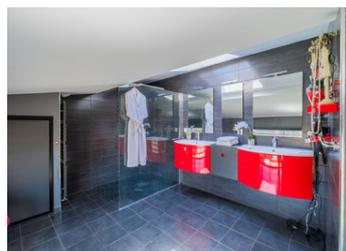


Fabulous stone village property with four bedrooms , separate 2 bed apartment pool and courtyard



INFORMATION

Town:	Conques-sur-Orbiel
Department:	Aude
Bed:	6
Bath:	4
Floor:	320 m2
Plot Size:	542 m2



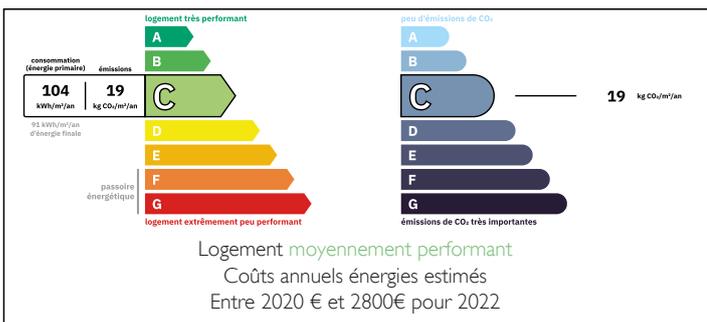
IN BRIEF

Beautifully renovated character stone home of 215m2 in a peaceful village just minutes from the medieval cité of Carcassonne. Set around a private walled courtyard with a stunning pool, the property also includes a separate two-bedroom annex with its own kitchen and gym—perfect for guests or holiday rental.

The main house offers generous living space with a sleek modern kitchen, pocket sliding doors, and original features such as solid wood doors, tiled floors, and exposed beams. The spacious lounge and dining area are perfect for relaxing or entertaining, and there's a convenient ground-floor office.

On this level are two bedrooms plus shower room , Stairs up to a luminous master suite with walk-in dressing room and stylish bathroom. A large, character-filled games room or fabulous bedroom completes this exceptional home.

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

Property Details:

This property benefits from reversible air conditioning and village gas central heating, ensuring comfort year-round. It features aluminium double-glazed windows for energy efficiency and sound insulation.

Enjoy the bbq area and heated swimming pool, perfect for extended seasonal use. The property also includes gated private parking.

Located just 15 minutes from Carcassonne, Conques-sur-Orbiel is a lively village with key amenities including a bakery, butcher, mini-market, pharmacy, post office, and school. You'll also find a doctor, nurse services, and regular buses to nearby towns. Surrounded by vineyards and close to walking trails in the Montagne Noire, it offers a peaceful yet practical setting—ideal for a family home or holiday retreat.

Approximative measurements

Main house 215m²

Ground Floor (RDC):

Hallway: 12.41 m²

Office: 18 m²

Kitchen: 19.73 m²

Lounge: 44 m²

Hallway: 2.98 m²

Bedroom 1: 11.32 m²

Bedroom 2: 9 m²

Shower Room: 3.68 m²

WC 1.91m²

First Floor:

Games Room: 50 m²

Bedroom: 41.60 m²

Bathroom: 15.30 m²

Dressing Room: 11.08 m²

Basement:

Main Room: 50 m²

LOCAL TAXES

Taxe foncière: 2339 EUR

Taxe habitation: EUR

NOTES