

**UNDER OFFER- Real gem! Renovated village house with flower-filled garden, jacuzzi & stunning Pyrenees views**

**EXCLUSIVE**



## INFORMATION

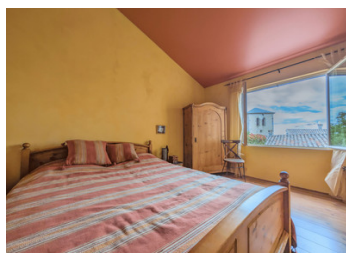
Town:	Saissac
Department:	Aude
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	100 m2

## IN BRIEF

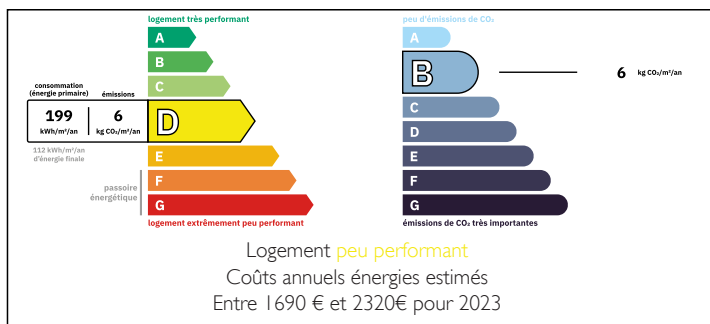
In the heart of the médiéval village of Saissac, just 30 minutes from Carcassonne and its international airport, and under 10 minutes from Montolieu, the famous book village, this charming 3-bedroom home has been tastefully renovated and offers breathtaking views of the church and the Pyrenees.

The south-facing garden is beautifully landscaped and features a low-maintenance composite deck, a barbecue area and a jacuzzi — perfect for relaxing on sunny days.

Inside, the bright living space boasts a cathedral ceiling, a modern wood pellet stove and a stylish kitchen with exposed beams. The ground floor also includes a utility room and a WC. Upstairs, a spacious landing ideal for a study or reading nook leads to two large bedrooms and a generous bathroom with bathtub, shower and double sink. The top floor offers a third bedroom with stunning



## 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.



## DESCRIPTION

Step through the gate and let yourself be charmed by the beautifully landscaped garden, filled with flowers and perfect for al fresco dining on warm, sunny days. Facing south, the garden enjoys generous sunshine throughout the day — and for extra relaxation, there's even an outdoor jacuzzi waiting for you.

As you enter the home, you're greeted by a stunning cathedral ceiling in the main living area, which feels both bright and inviting thanks to its recent pellet stove and generous volume. The fully equipped kitchen is just as appealing, with whitewashed beams, modern units, and a stylish finish.

This level also includes a laundry room and a separate WC for added convenience.

Follow the elegant floating wooden staircase up to a spacious landing that can be used as a home office or a cozy reading nook, offering a charming view of the village church. From here, you'll access two comfortable bedrooms (15 m<sup>2</sup> and 17 m<sup>2</sup>), both with impressive ceiling heights. The large bathroom is equally spacious, featuring a bathtub, separate shower, and double sink.

On the top floor, there's a third bedroom with built-in storage and a stunning open view over the village rooftops and the Pyrenees — an ideal space for a teenager or welcoming guests.

Just unpack your bags and move in — this home is ready for you!

Saissac is a charming historic village in the Montagne Noire, known for its medieval castle, cobbled streets, and lush green surroundings. The village offers all essential amenities:...

## LOCAL TAXES

**Taxe foncière:** 1365 EUR

**Taxe habitation:** EUR

## NOTES