

## Charming 18th-Century Village House with Pool Near Carcassonne - Large outbuildings - 2 beds (potential 3 +)



### INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	728 m2

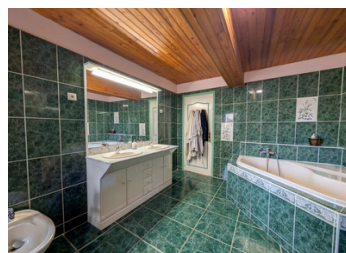
### IN BRIEF

Located in a sought-after hamlet near Carcassonne, discover this warm and charming village house built with stones walls, brick and plaster, dating back to 1763.

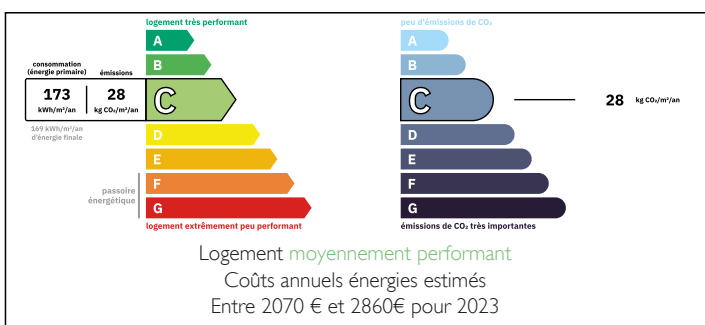
Spacious at 160 m<sup>2</sup>, full of potential, the home is centered around a private, beautifully landscaped garden with a secluded swimming pool.

On the ground floor, you'll find a large entrance featuring an old bread oven, a cozy living room with solid wood flooring, a fully equipped kitchen and dining area with a wood-burning stove, a separate toilet, and a laundry room. Upstairs, there are 2 large bedrooms with built-in wardrobes, a study, and a bathroom with a bathtub and double sinks.

The attic is partially converted, offering the possibility of creating a 3rd bedroom.



### 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

Just 5 minutes from Carcassonne, in the sought-after hamlet of Villalbe, this charming village house built in brick and plaster in 1763 will captivate you with its character, generous living spaces, and great potential for development. Boasting 160 m<sup>2</sup> of living space, 150 m<sup>2</sup> of outbuildings, and a beautifully landscaped, private garden with a swimming pool, it truly ticks all the boxes.

Main house:

The ground floor features a charming entrance with an old bread oven, a cozy living room with solid wood flooring, a fully equipped kitchen and dining area of 26 m<sup>2</sup> with a wood-burning stove, a separate toilet, and a laundry room.

On the first floor, there are two very large bedrooms (25 and 24 m<sup>2</sup>), each with a dressing room, a study on the landing, and a spacious bathroom with a bathtub, double sinks, bidet, and toilet.

The attic is partly insulated and partially converted, with electricity, skylights, and a window, offering the possibility to easily create a third bedroom or a leisure space.

Outdoors and outbuildings:

\* At the front: a courtyard of approximately 273 m<sup>2</sup>, enclosed by a gate, with a covered parking space and tiled terrace.

\* At the back: a private and beautifully planted garden of around 166 m<sup>2</sup>, featuring a pergola, mature vegetation, and a well-maintained fiberglass swimming pool, completely private.

\* Two outbuildings over two levels totaling about 150 m<sup>2</sup>, with a sound roof, exposed beams, and reinforced flooring — perfect for independent living units, guest houses, a workshop, or a home...

## LOCAL TAXES

Taxe foncière: 1437 EUR

Taxe habitation: EUR

## NOTES