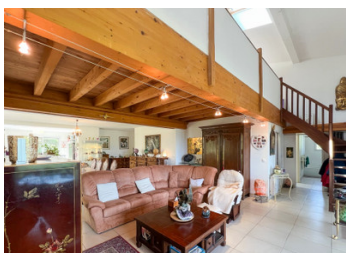


Villa of 330 m2 on more than 7000 m2 of wooded land composed of three independent dwellings, 6 bedrooms.



INFORMATION

Town:	Couiza
Department:	Aude
Bed:	6
Bath:	2
Floor:	292 m2
Plot Size:	7054 m2



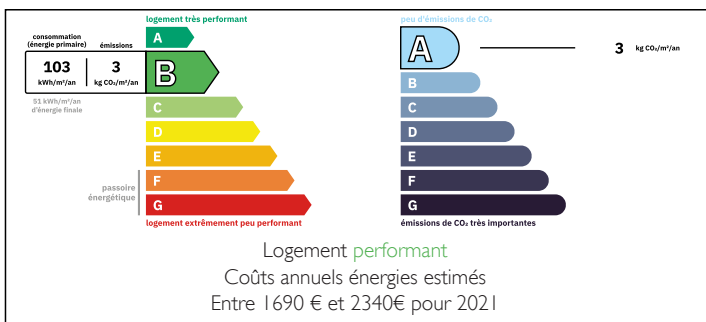
IN BRIEF

This imposing, architect designed villa, boasts an elevated position in the town of Couiza, with panoramic views of the surrounding countryside. Situated on a secluded plot of over 7,000 m2 of wooded land, it offers privacy and tranquility whilst only few minutes walk from the town centre and its amenities.

Offering the potential of 3 separate dwellings which include the main residence, a studio with its own private terrace and a further large apartment also with its own outside space.

The property is located at the foot of the route to the famous Rennes le Chateau, in the heart of the Cathar country and its many historic castles. The UNESCO World Heritage Site of "La Cite" with its impressive fortified walls at Carcassonne is a 45 minute drive. The town of Couiza sits in the Upper Aude Valley which...

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

This grand property, built 15 years ago offers a number of different options from large family home, holiday home or a rental project with its separate studio and apartment. Situated in over 7,000m² of mature woodland with a number of outside terraces/gardens, the property has plenty of room to add a swimming pool if desired (subject to planning permission). The property is fully double glazed throughout and benefits from a mixed wood and pellet stove from 2023, wall and roof insulation.

Built on an incline, the property is entered on the first floor via the decoratively glazed front door into a vast open plan entrance hall, lounge/diner and kitchen covering the full length of the property >50m². Two sets of sliding doors to the front provide access to a large covered balcony with extensive panoramic views over the surrounding countryside. To the rear, via the kitchen there is access to a rear garden area where there is ample space to install a pool if you would like. Stairs lead to an open plan mezzanine area of 26m² which lends itself to an additional sleeping area, games room or separate lounge space. On the same level are a separate T2 dwelling of approx. 35m² with its own kitchenette/lounge/diner and sliding doors opening onto its own private terrace area. It also has a bathroom and bedroom. There is a further room with plumbing in place to finish as a bathroom and 3 bedrooms, one of which...