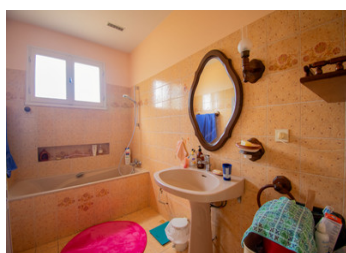
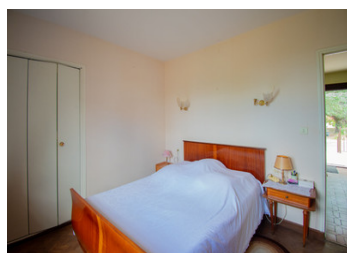
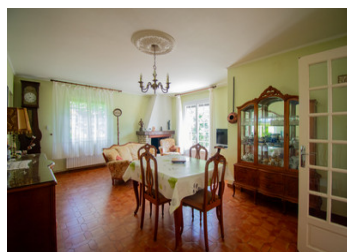


Spacious 5 bed house, 2469m<sup>2</sup> Garden, 2 garages and a greenhouse in the village of Lavalette



## INFORMATION

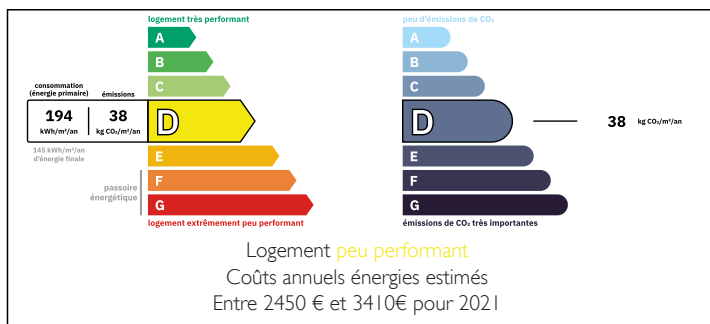
Town:	Lavalette
Department:	Aude
Bed:	5
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	2469 m <sup>2</sup>



## IN BRIEF

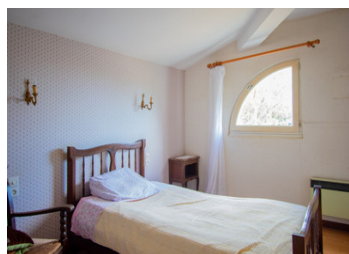
Spacious 5-Bedroom House Near Carcassonne  
Located just 10 minutes from Carcassonne in a sought-after village, this property features 5 bedrooms, 2 bathrooms, a large garage, and a barn. There's also excellent potential to create a separate gîte, making it ideal for extended family or rental income.

## 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

Charming Family Home with Gîte Potential – Just 10 Minutes from Carcassonne

Nestled in a sought-after village near the historic city of Carcassonne, this spacious and character-filled home offers the perfect blend of comfort, charm, and possibility.

On the main level, you'll find three generous double bedrooms, a family bathroom, separate WC, a large and light-filled living room, a traditional kitchen, and a back kitchen—perfect for everyday living and entertaining.

Upstairs, a private staircase leads to two additional bedrooms, a home office space, another bathroom with WC, and a delightful Juliette balcony that invites you to start your mornings with birdsong and sunshine.

The property also boasts a huge garage—spanning the full width of the house and large enough for three vehicles—as well as a separate garage or barn, offering exciting potential for conversion.

A brand-new fuel boiler ensures modern, efficient heating, and one window has already been upgraded to double glazing. Outside, a beautiful greenhouse awaits your flowers or vegetables, perfect for those who dream of a garden retreat.

Whether you're seeking a forever family home or dreaming of creating your own countryside gîte, this property is full of heart—and full of potential.

Nearest airport is Carcassonne

more information upon request

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES