

Charming, light-filled home in character village with lush garden, views and rental potential

EXCLUSIVE



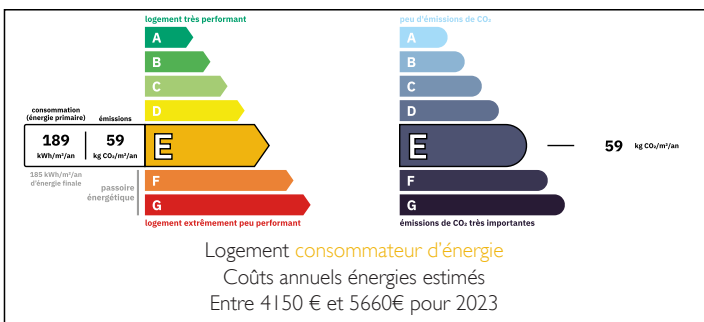
INFORMATION

Town:	Labécède-Lauragais
Department:	Aude
Bed:	4
Bath:	2
Floor:	175 m ²
Plot Size:	240 m ²

IN BRIEF

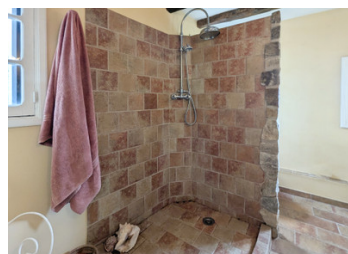
In a historic Cathar stronghold in the south-west of France, between Toulouse and Carcassonne, this home enjoys a private garden with views of the distant mountains, along with easy access to the ancient fortified village for shady strolls. Offered furnished and equipped with carefully curated period pieces, it also provides the option to rent out one of the two independent units for additional 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

Entry from the road opens into a charming farmhouse-style kitchen featuring a wood-burning stove, ceramic sink, and range cooker. The space flows seamlessly into a spacious living/dining area, illuminated by large windows overlooking the garden (total area: 42 m²).

A hallway from the living room leads to a recently installed shower room, which combines rustic charm with design elements such as the masonry and tile shower space and a concealed WC. Continuing through the hall, a secondary living area of 16 m² provides access to a small balcony with views extending toward the Pyrenees, large glazed doors lead to the road.

Descending to the lower ground floor, there is a bright, expansive kitchen with direct access to a long balcony and the garden, as well as a substantial built-in storage cupboard (kitchen area 15 m²). Adjacent is a 16 m² bedroom with broad floorboards and frontage window. Further, a 24 m² living space boasts large garden-facing windows and a tiled floor. The sizeable bathroom features a claw-foot tub, raised seating platform, WC, basin, laundry point, and access to both the balcony and garden (bathroom area 16 m²).

First Floor

The first floor is accessed via stairs that lead to a generous landing with a garden-facing window. To the left, a 16 m² room benefits from dual-aspect windows offering beautiful mountain views, with potential for French window access to a future balcony. This level also includes a 10 m² bedroom with garden views, and a third 9 m² bedroom...

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES