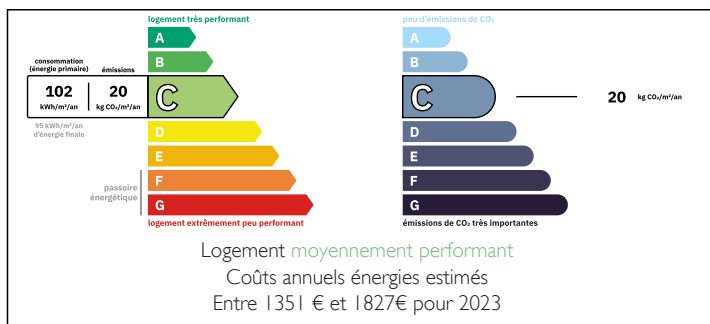


Fabulous villa with five bedrooms , stunning pool area ,double garage and gardens



ENERGY - DPE



INFORMATION

Town:	Sallèles-d'Aude
Department:	Aude
Bed:	5
Bath:	2
Floor:	135 m2
Plot Size:	1188 m2

IN BRIEF

This exquisite villa, located on the edge of Salleles D'Aude, sits on a spacious plot of 1,180 m², offering 135 m² of beautifully designed living space. The villa boasts a modern, fully-equipped kitchen with integrated electric appliances. The light-filled lounge and dining area features double patio doors opening to both the front and back of the property, allowing for seamless indoor-outdoor living. A newly installed, fuel-efficient wood burner ensures comfort throughout the year.

Five generously sized bedrooms, with one en-suite, a family bathroom, and a separate guest toilet, making it ideal for family living or hosting guests.

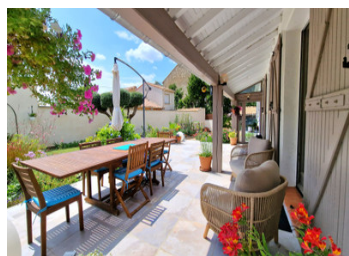
Outside, the meticulously landscaped gardens offer a peaceful retreat, featuring a front garden with Mediterranean plants and flowers, vegetable garden.

Gym room /storage area

To the rear, indulge in a beautifully appointed, sun-drenched pool area (10m x 5m), complemented by...

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

This beautifully presented turnkey property combines modern comfort with energy efficiency. It benefits from village gas central heating, double glazing, newly installed wooden flooring, mosquito nets, and solar panels – ensuring year-round comfort and reduced energy costs.

Living Space (Surface Habitable):

Lounge / Dining Room: 29.50 m²

Kitchen: 11.85 m²

Entry / Hallway: 9.75 m²

Bedroom 1: 12.00 m²

Bedroom 2 (with ensuite): 14.25 m²

Bedroom 3: 10.20 m²

Bedroom 4: 10.00 m²

Bedroom 5: 10.00 m²

Bathroom: 7.10 m²

WC: 1.85 m²

Utility Room: 7.70 m²

Office: 9.35 m²

Additional Spaces:

Garage: 58.45 m²

Gym Room: 8.45 m²

Pool Room / Annex: 26.30 m²

Exterior:

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES