

Ref: A39651JKB11 Price: 110 000 EUR

agency fees to be paid by the seller

** UNDER OFFER ** Stylish, well-renovated village home with 3 bedrooms, courtyard, garage & outbuildings.



INFORMATION

Town: Badens

Department: Aude

Bed: 3

Bath: 2

Floor: 100 m2

Plot Size: 39 m²













IN BRIEF

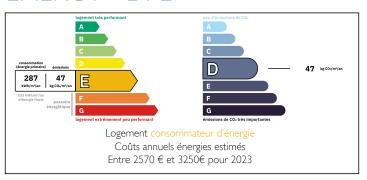
A rare find in the heart of a lovely village, just steps from the boulangerie! This bright and spacious home has been tastefully renovated, blending comfort and character.

Inside, you'll find a large fully fitted kitchen and dining room with integrated appliances and a cosy wood-burning stove, a light-filled first-floor sitting room, three bedrooms, and two bathrooms.

The property also offers wonderful additional spaces: a fully enclosed courtyard with a barbecue for summer dining, an attached garage, former stables, and even a second small house ready for renovation—ideal as a guest annexe or creative project.

Badens provides local shops and services, with the Canal du Midi town of Trèbes just a short drive away for supermarkets and restaurants. Historic Carcassonne is only 20 minutes, and the international airport just 25 minutes.

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.





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LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This really is a bargain not to be missed! Professionally renovated to create a modern, stylish, and comfortable home, while still offering scope for future improvements in the old stables and the adjoining small house. With an attached garage, a private courtyard for outdoor dining, and a light-filled interior, it's the perfect move-in ready home in the heart of a traditional village.

The house benefits from oil-fired central heating, some double glazing, and a cosy wood-burning stove set in the original fireplace, adding warmth and charm throughout the cooler months.

Ground Floor

From the entrance hall, you step into the spacious kitchen/dining room (27m²), fitted with beech units and integrated appliances. French windows open directly to the private courtyard (29m²), ideal for dining al fresco or even installing a hot tub.

First Floor

The main staircase leads to:

- Family bathroom with bath and shower over, basin, and WC
- Bedroom I (IIm²) with French windows opening to a small balcony
- Bedroom 2 (8m²)
- Bedroom 3 (8m²)
- Impressive sitting room (33m²) accessible from both the main landing and a second staircase from the kitchen. With polished wood floors, exposed beams, and two large front-facing windows, it is filled with natural light and offers a relaxing living space.

The second staircase leads to a shower room with WC, conveniently located behind the kitchen and storeroom.

Additional Spaces

- From the courtyard, you access the old stables, still retaining their original features—ideal for conversion.
- Beyond lies a small single-storey house (24m²), perfect as a studio, guest annexe, or holiday rental project.
- The attached garage...