

## Charming Stone Property with Pool, Wellness Area and Guest Accommodation Potential



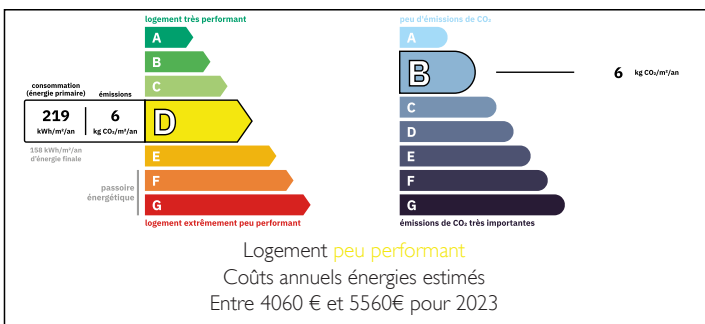
## INFORMATION

Town:	Ladern-sur-Lauquet
Department:	Aude
Bed:	5
Bath:	1
Floor:	231 m <sup>2</sup>
Plot Size:	7952 m <sup>2</sup>

## IN BRIEF

Set in the peaceful countryside of Ladern-sur-Lauquet, just minutes from Carcassonne, this charming stone property offers an exceptional living environment surrounded by nature. With more than 230 m<sup>2</sup> of habitable space, the home combines character features with generous volumes and the flexibility to create independent guest accommodation within the main house. The landscaped gardens offer multiple areas to relax and enjoy the outdoors, including a large swimming pool with sunny terraces. A fully equipped summer kitchen and a dedicated wellness area with spa and sauna enhance the quality of life throughout the seasons. Additional outbuildings provide useful storage or workshop space. Offering tranquillity, privacy and strong potential for family living or holiday use, this property is a rare opportunity in the sought-after Carcassonne countryside.

## ENERGY - DPE



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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

Just a few minutes from Carcassonne, in the peaceful countryside of Ladem-sur-Lauquet, this beautiful stone property offers more than 230 m<sup>2</sup> of character-filled living space, generous outbuildings, a superb 12 × 6 m swimming pool, and a private spa. Set in a tranquil rural setting with open views and complete privacy, the property perfectly blends traditional charm with modern comfort and exceptional potential for flexible family living or guest accommodation.

### A Warm and Welcoming Home

The main entrance opens into a spacious hall that sets the tone for the property: volume, light, and timeless charm.

### Kitchen & Living Area – 36 m<sup>2</sup>

To the right, the large double-aspect kitchen (36 m<sup>2</sup>) serves as the heart of daily life. It enjoys superb natural light thanks to front-facing windows overlooking the drive and pool, and a large glass door opening to the same area. A rear sliding glass door leads directly onto a terrace and the back garden, creating excellent flow for indoor-outdoor living.

A pellet burner ensures efficient and cosy heating in winter.

### Salon – 16 m<sup>2</sup>

Adjoining the kitchen, the 16 m<sup>2</sup> salon features a beautiful marble fireplace (not currently in use but fully operable), offering the opportunity to create a warm and elegant reception room.

A downstairs WC completes the ground floor.

### First Floor: Comfortable Family Living

The first floor offers a practical layout with:

## LOCAL TAXES

**Taxe foncière: 2124 EUR**

**Taxe habitation: EUR**

## NOTES