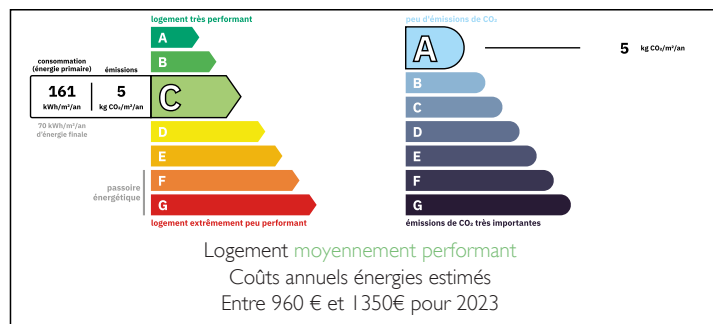


Two Charming Houses with Pyrenees Views, Pool, Basement & 2 Garages between Carcassonne & Limoux



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1700 m2

IN BRIEF

Between Carcassonne and Limoux, perched on a hillside with spectacular views of the Pyrenees, these two 75 m² houses offer an ideal setting to host family and friends while maintaining privacy, or to rent one as a holiday cottage, as has been successfully done. For those who wish, it is possible to create an opening between the two living rooms, forming one house with a large, open-plan space.

Each house features an entrance with storage, a bright living room with open-plan kitchen, two bedrooms, and a bathroom, with a 3 m high ceiling enhancing the sense of space.

Recently fitted with reversible air conditioning and with insulated lofts, they are energy-efficient.

The fenced, flowered and tree-lined plot includes a pool (4x7), a double garage, and a paved driveway. From the terraces, the unobstructed mountain views

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

Located in the heart of Occitanie, this property offers the perfect blend of tranquility and accessibility. Just 20 minutes from Carcassonne and 20 minutes from Limoux, you're close to shops, restaurants, and all daily amenities. Carcassonne Airport is nearby, with flights to major European destinations (London, Dublin, Bruxelles, Porto...)

The region is renowned for its exceptional quality of life, with a rich heritage, vibrant markets, and an art de vivre that combines gastronomy, culture, and outdoor activities. Cycling and hiking trails abound, from gentle countryside rides to scenic mountain paths, while the Mediterranean coast and the Pyrenees are within easy reach for weekend getaways.

Experience the perfect balance of relaxed village life and easy access to everything the region has to offer.

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

LOCAL TAXES

Taxe foncière: 1956 EUR

Taxe habitation: EUR

NOTES