

Two Independent Houses (4 + 2 bedrooms) Near Carcassonne with Pool, Garden, Garage and Quiet Natural SettingL



INFORMATION

Town:	Palaja
Department:	Aude
Bed:	6
Bath:	3
Floor:	269 m2
Plot Size:	2882 m2

IN BRIEF

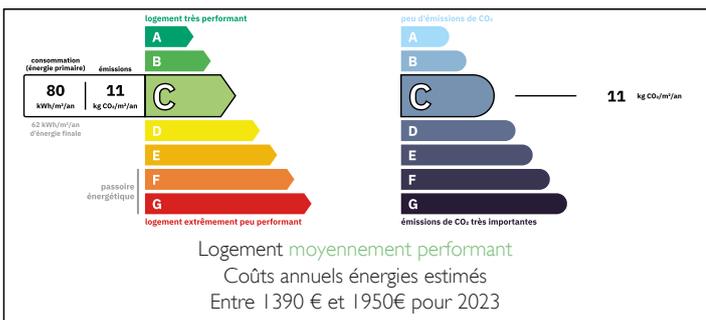
A set of two independent houses in a very quiet environment, just 10 minutes from Carcassonne.

The main house (169 m²) features a bright, open-plan living area that flows seamlessly onto the terrace, swimming pool, and surrounding greenery, highlighted by a large bay window in the dining area. Kitchen with adjoining pantry, 4 bedrooms, 2 bathrooms (including 2 bedrooms and 1 bathroom upstairs) and a large landing office that can be converted into an additional bedroom. Air conditioning installed in 2025.

The single-story second house (100 m²) with beautiful solid wood floors and an air-conditioned living room opens onto a veranda, kitchen with utility room, 2 bedrooms, a bathroom with WC and a separate WC. Individual meters, perfect for rental

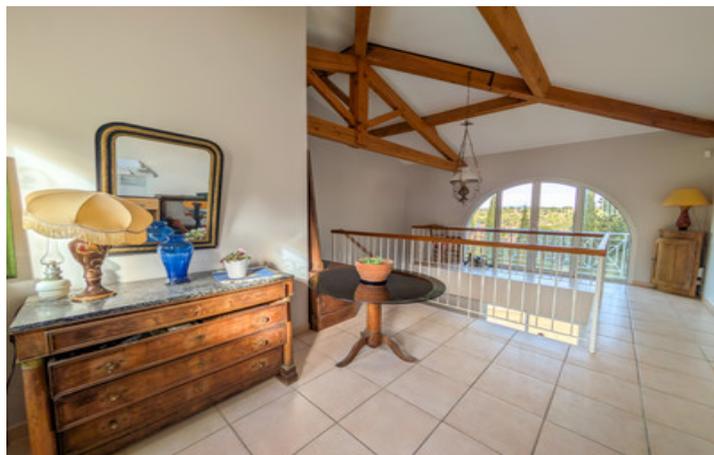
The fully fenced and landscaped grounds include an

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

DETAILS OF THE MAIN ROOMS

1) Main House

Ground floor :

- Entrance hall: 9.50 sqm
- Kitchen: 18.9 sqm
- Pantry / utility room: 5.28 sqm
- Living room / dining room: 65 sqm
- + Balcony: 6 sqm
- Bedroom 1: 13.6 sqm + Dressing room: 4.6 sqm
- Bedroom 2: 9 sqm
- Bathroom: 7.5 sqm (bathtub, shower, double washbasin, WC)

First floor

- Office / mezzanine area: 10.2 sqm + 6.5 sqm
- Bathroom: 4.9 sqm (shower, double washbasin, WC)
- Bedroom 3: 13.75 sqm
- Bedroom 4: 14 sqm

2) Separate House

- Entrance hall: 6.3 sqm
- Living room: 33 sqm
- Kitchen: 10 sqm
- Utility room / pantry: 11.4 sqm
- Bedroom 1: 11.7 sqm
- Bedroom 2: 13.85 sqm
- Bathroom: 7.5 sqm (shower, bathtub, bidet, washbasin, WC)
- Separate WC
- + Veranda: 13 sqm

LOCAL TAXES

Taxe foncière: **4569 EUR**

Taxe habitation: **EUR**

NOTES

LOCATION

Cazilhac is a lively and sought-after village offering everyday amenities such as local shops (bakery, pharmacy, restaurants...), services, and schools, all within easy reach. Ideally located just a few minutes from Carcassonne, the village enjoys immediate access to the famous medieval city, a UNESCO World Heritage site, as well as the town centre, restaurants, and cultural attractions. Carcassonne airport and train station are both nearby, providing convenient national and international connections.