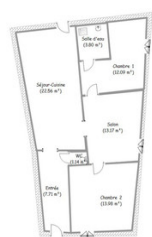
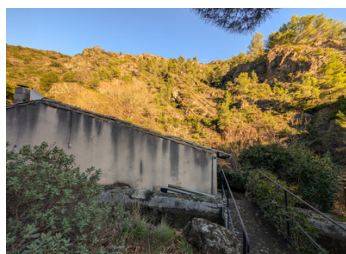
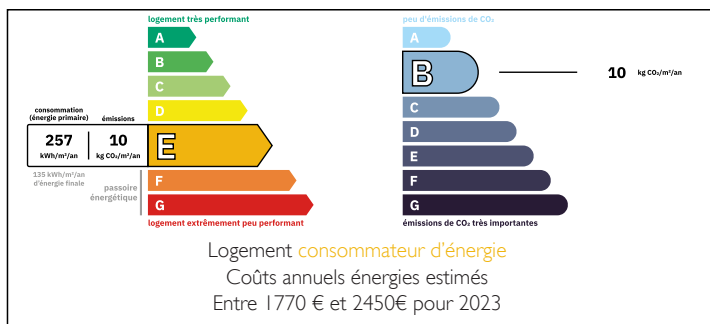


## UNDER OFFER - Complete Renovation Project – House with Terrace, Garden & Basement Overlooking the River



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Lastours |
| Department: | Aude     |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 74 m2    |
| Plot Size:  | 335 m2   |

## IN BRIEF

Ideal for a craftsman or investor looking to create a gîte in a sought-after tourist area.

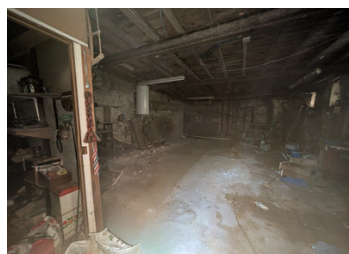
Lastours and its four castles welcome around 36,000 visitors per year, making it one of the most well-known sites in the Aude, just 15 minutes from Carcassonne and all amenities. The village offers a tea room/bakery and two restaurants, including one gastronomic establishment.

The house comprises a living area with open-plan kitchen, a lounge, two bedrooms, a shower room, WC, terrace and a small garden overlooking the river.

Almost complete renovation required: roof, partial flooring, full electrical system, floors, walls, ceilings, kitchen and shower room. Following recent bad weather, sanitation work by fully stripping back of walls and ceilings will be necessary.

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

Ideally located in the heart of the Black Mountain, the property enjoys a privileged setting that combines natural beauty with easy accessibility. Carcassonne Airport is just 20 minutes away, offering regular flights to the UK and other European destinations, making the area highly accessible for international visitors. The Mediterranean coast and its beaches can be reached in approximately 1 hour and 15 minutes. The surrounding Montagne Noire and Cabardès region offer numerous hiking and cycling trails, with stunning landscapes, vineyards, and riverside walks directly accessible from the village.

The Montagne Noire is a true natural treasure. With its exceptional geology and fascinating history, the area provides a wide range of activities for the whole family. Just 15 minutes away, the medieval Cité de Carcassonne — a UNESCO World Heritage site — attracts over 2.5 million visitors annually, offering a remarkable cultural and historical experience. Here, you can combine the natural charm of the Montagne Noire with the rich heritage of Carcassonne for a truly unique lifestyle.

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

## LOCAL TAXES

**Taxe foncière: 620 EUR**

## NOTES