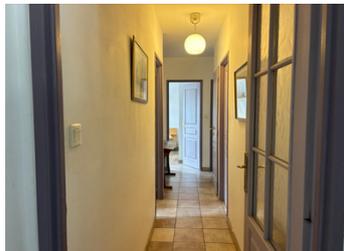


Elegant Single-Storey Home with Pool, Terraces and Exceptional Energy Performance



INFORMATION

Town:	Lauraguel
Department:	Aude
Bed:	5
Bath:	2
Floor:	136 m ²
Plot Size:	869 m ²



IN BRIEF

Charming single-storey home set in a quiet residential area close to Limoux. Bright open-plan living space with a granite-topped kitchen, dining area, lounge, and mezzanine, plus a flexible additional room.

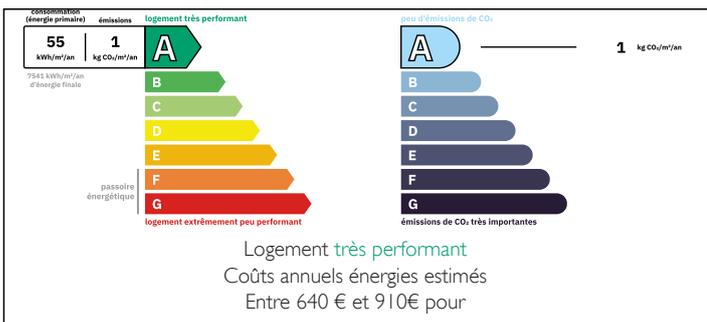


The house offers four bedrooms, including a master suite, two walk-in shower rooms, and well-designed outdoor spaces with a large swimming pool, terraces, pergola, garage, and summer kitchen.

High-quality features include geothermal underfloor heating, solar and photovoltaic panels, and excellent energy efficiency. A peaceful, modern home designed for comfortable living.



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.



LOCAL TAXES

Taxe foncière: 2017 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in a peaceful and residential environment, this elegant single-storey home offers a refined lifestyle combining modern comfort, privacy, and high-quality features, all just a short drive from the amenities of Limoux. The setting is quiet and relaxing, ideal for those seeking tranquility without isolation.

The interior immediately impresses with its bright and well-balanced living spaces. The main living area features a contemporary open-plan kitchen with a striking granite worktop, flowing seamlessly into the dining area and the lounge. A mezzanine adds character and volume, while a versatile utility room, currently used as an additional bedroom, provides flexibility to suit different lifestyles.

The night area is thoughtfully separated and includes four comfortable bedrooms, among them a master suite, along with two modern shower rooms fitted with walk-in showers and separate sanitary facilities. The layout ensures both comfort and privacy for family living or hosting guests.

Outside, the fully enclosed garden is designed for enjoyment and relaxation. On the south-facing side, a large swimming pool is surrounded by tiled terraces, perfect for entertaining or unwinding in the sun. A recent bioclimatic pergola and an additional shaded terrace enhance the outdoor living experience. The property also benefits from an independent garage, an electric gate, and on-site parking.

To the rear, a more intimate atmosphere awaits with a wooden terrace, a solid outbuilding, and a fully equipped summer kitchen with hot and cold water, ideal for long evenings outdoors.

The home stands out for its excellent energy performance, featuring underfloor heating powered...