

Two for the price of one! 2 charming houses with garden & parking in friendly village in the Black Mountains



EXCLUSIVE

INFORMATION

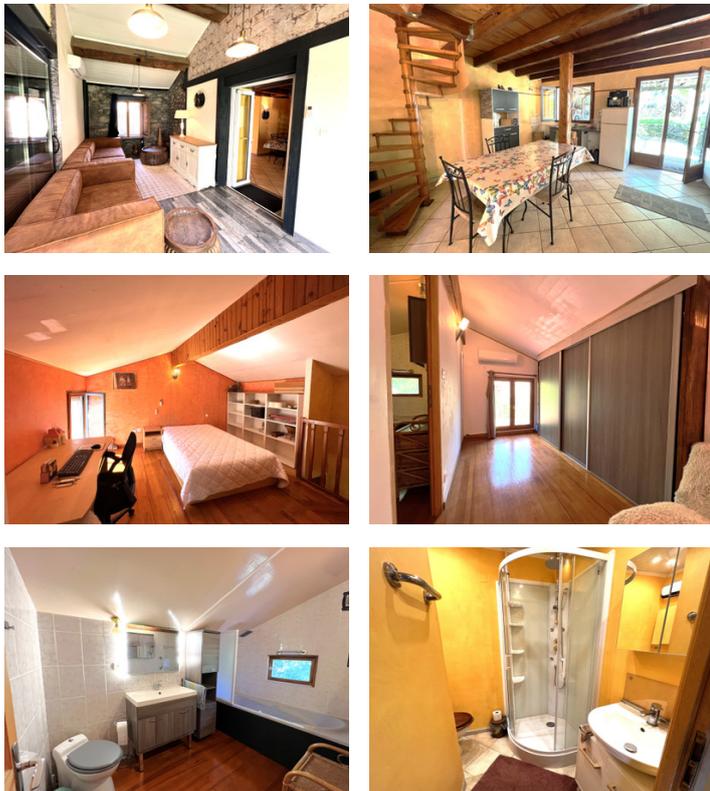
Town:	Villanière
Department:	Aude
Bed:	2
Bath:	3
Floor:	98 m2
Plot Size:	350 m2

IN BRIEF

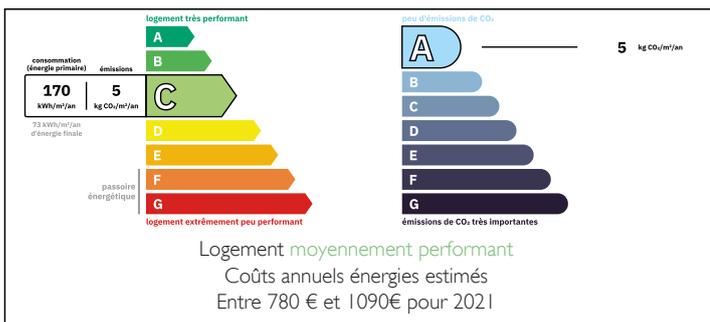
Two adjacent village houses, with garden and large garage. A fantastic opportunity, as the property lends itself to a number of different uses, and offers scope to further develop the garage and attached rooms. With 2 separate entrances, and space for off-road parking, this is a rare find.

The main house, set behind the courtyard garden, comprises a kitchen / dining room, living room and shower room on the ground floor, with a spiral staircase leading to a large bedroom and bathroom. This house also has a cellar with access to an adjacent street, and a large attached garage with fitness room and storage space which offers conversion potential.

The smaller house, at the front of the plot, has a large open plan kitchen / living room with wood-burning stove, and a spiral staircase to bedroom and bathroom. This house has...



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

A rare opportunity to acquire two separate houses together, set in a peaceful village in the Black Mountains, yet just 20 minutes from Carcassonne and its international airport.

With individual entrances, off-street parking and a shared enclosed courtyard garden, this versatile property offers excellent potential as a family home with guest accommodation, rental opportunity, or multi-generational living.

The main house offers comfortable accommodation with a kitchen/dining room (22m²), living room (13m²) and shower room with WC (3m²) on the ground floor. A spiral staircase leads to a generous bedroom (18m²) with its own en-suite bathroom (5m²). From the kitchen, stairs descend to a full-height cellar (22m²), currently fitted as a laundry room and benefiting from direct street access.

Attached to the house is a large garage (35m²) with internal access from the living room. Beyond the garage is a well-equipped fitness room (17m²), with a mezzanine above and stairs leading to street level below. This space offers exciting scope to create further living accommodation, subject to the necessary permissions.

The second, smaller house is completely independent and full of charm. The ground floor comprises an open-plan living space with kitchen corner (20m²) and wood-burning stove. A spiral staircase leads to the first-floor bedroom (10m²) with built-in wardrobes, a bathroom and separate WC (7m²).

From here, a delightful balcony (5m²) enjoys distant views towards the Pyrenees — an ideal spot to relax and enjoy the tranquillity of the setting.

Outside, the property benefits from two separate vehicle entrances providing...

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES