

## Character Home with Terraces, Garden & Spectacular Views in the Heart of Lastours



## INFORMATION

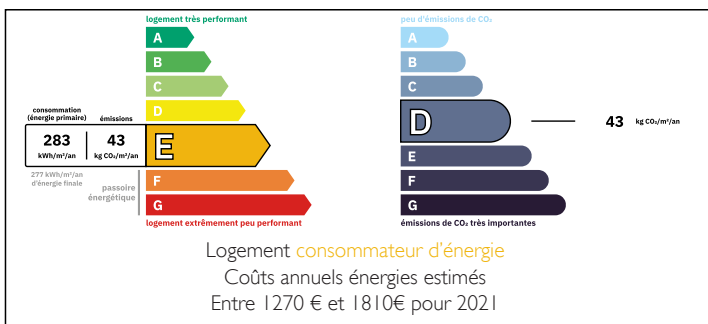
Town:	Lastours
Department:	Aude
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	170 m <sup>2</sup>

## IN BRIEF

Located in the sought-after village of Lastours, just 20 minutes from Carcassonne, this charming three-storey village house offers approx. 120 m<sup>2</sup> of living space. The property features 3 bedrooms, 2 bathrooms, two bright living rooms (one with a wood-burning stove), and a spacious separate kitchen. Outside, enjoy two large terraces and a 170 m<sup>2</sup> garden with panoramic views over the village, river, and Montagne Noire. Ideal as a main home, holiday retreat, or rental investment, the property is set in a popular tourist area close to the famous Cathar castles.



## 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

Located in the heart of the charming village of Lastours, renowned for its four Cathar castles and stunning natural surroundings, this delightful three-storey village house offers approximately 120 m<sup>2</sup> of living space and enjoys beautiful views over the village, river, and the Montagne Noire.

The property opens onto a welcoming entrance leading to a bright first living room (14 m<sup>2</sup>) with a 16 m<sup>2</sup> terrace providing direct access to the garden—perfect for outdoor living. This level also includes a WC with washbasin.

On the upper floor, you will find a second cosy living area (17 m<sup>2</sup>) with a wood-burning stove, along with a spacious separate kitchen (18 m<sup>2</sup>) with dining space. Both rooms open onto a large 16 m<sup>2</sup> terrace with exceptional panoramic views.

The top floor comprises three comfortable bedrooms (9 m<sup>2</sup>, 9 m<sup>2</sup> and 9 m<sup>2</sup>), a bathroom (5 m<sup>2</sup>) with WC, an additional shower room (2 m<sup>2</sup>) with WC, and a boiler room.

Outside, the property benefits from a beautifully planted garden of approximately 170 m<sup>2</sup>, offering a peaceful retreat, along with several terraces and balconies ideal for enjoying the sunny setting. A garden shed completes the outdoor space.

Features: gas central heating, wooden flooring, balconies, garden, garden shed.

A very pleasant home, ideally located in the village of Lastours, famous for its four Cathar castles, with local shops nearby. Carcassonne is just 20 minutes away, and larger amenities can be found in Conques-sur-Orbiel.

Perfect as a main residence, holiday home, or rental investment in a sought-after tourist...

## LOCAL TAXES

**Taxe foncière: 1537 EUR**

## NOTES