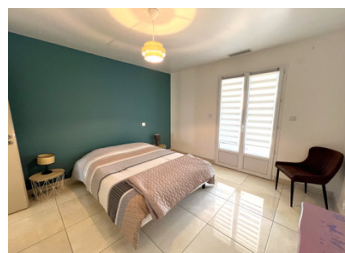
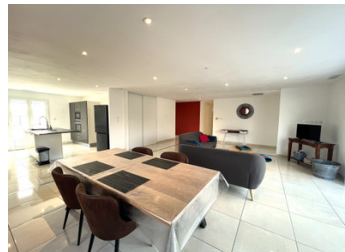


Immaculate 3-bed modern single-storey house with garden, terraces & views, walk to amenities, near Carcassonne



INFORMATION

Town:	Conques-sur-Orbiel
Department:	Aude
Bed:	3
Bath:	2
Floor:	145 m ²
Plot Size:	536 m ²



IN BRIEF

A lovely modern property in superb condition. Built in 2014, with up-to-date quality fittings throughout, efficient insulation, and heating and air-conditioning by heat-pump.

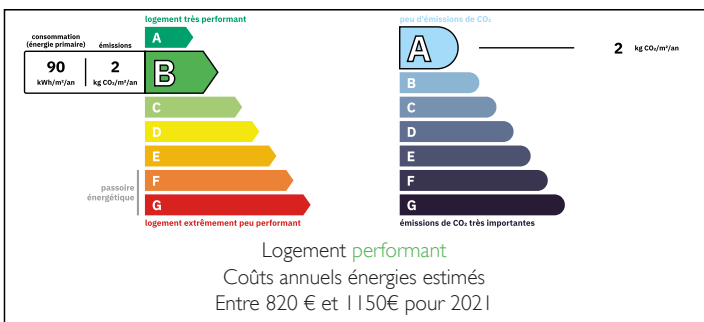
The house is part of a small residential development on the edge of Conques-sur-Orbiel, with local amenities in easy walking distance. It benefits from a raised position with commanding views to the Montagne Noire in one direction and the Pyrenees in the other.

The accommodation comprises a light and spacious open plan living area, with quality fitted kitchen, master bedroom with en-suite shower room, 2 further bedrooms, family bathroom and WC, plus laundry room and integral garage.

There are terraces front and rear, and a large storage area under the house.

The garden is fully enclosed with electric gates and off-street parking.

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

If you're seeking a stress-free home where you can simply unpack and enjoy life in the sunshine, this beautifully presented property is an ideal choice. Immaculately maintained and finished to a high standard throughout, the house benefits from modern fittings, quality appliances and tasteful tiling and décor. Ideally located within a short walk of the village boulangerie, convenience store and a selection of restaurants.

Outside, the fully enclosed Mediterranean-style garden has been thoughtfully landscaped with a variety of established trees and shrubs, creating a private and relaxing environment. A covered terrace to the front of the house provides the perfect spot for simply unwinding in the shade.

The front door opens into a bright and spacious open-plan living and dining area, filled with natural light thanks to windows on three sides. To the rear, the fully fitted kitchen is both stylish and practical, featuring Siemens appliances including an induction hob, oven and microwave, as well as a central island with double sink.

French windows lead from the kitchen onto a generous enclosed terrace running the full width of the house, offering lovely open views and an ideal space for entertaining.

The property offers three comfortable double bedrooms, all with fitted wardrobes and French windows. The master bedroom benefits from its own en-suite shower room, while a large family bathroom includes double basins, a bath and a walk-in shower. A separate WC adds further convenience.

A practical laundry room provides internal access to the integral garage, which is also fully tiled....

LOCAL TAXES

Taxe foncière:	2314 EUR
Taxe habitation:	EUR

NOTES