

Stylish 1930's property in stunning Black Mountains location, with 4 bedrooms, pool and garden.



INFORMATION

Town:	Saint-Denis
Department:	Aude
Bed:	4
Bath:	3
Floor:	110 m2
Plot Size:	4130 m2

IN BRIEF

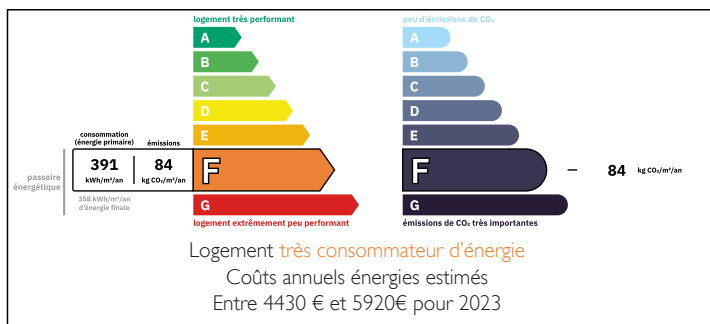
Charming character house with swimming pool, generous living space and magnificent Pyrenean views, set in a peaceful edge-of-village location within walking distance of amenities. Retaining many original Art Deco features, the property offers four bedrooms, spacious reception rooms, a large basement/garage and over 4000m² of land. An ideal family home or holiday retreat combining privacy, character and convenience in a beautiful natural setting.

The village itself offers a shop, bar/restaurant, post office, mairie, nursery and primary school, while secondary schools are in Cuxac-Cabardes and Carcassonne.

The attractions of Carcassonne, and its international airport and rail links, are only 30 minutes away by car.

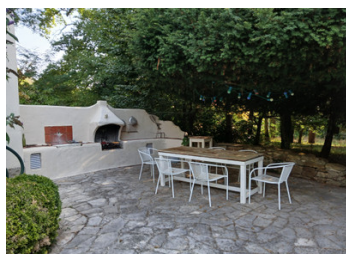


ENERGY - DPE



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: 1723 EUR

Taxe habitation: 1220 EUR

NOTES

DESCRIPTION

Tucked away in an idyllic setting on the edge of the village, this charming character home enjoys breathtaking panoramic views towards the Pyrenees, generous living space and over 4000m² of land with swimming pool. Combining period elegance with practical family accommodation, the property offers peace and privacy while remaining just a short walk from the village amenities.

Originally built in the 1930s as a summer residence for a family from Narbonne, the house retains many attractive Art Deco features, including original windows, elegant glazed sliding doors, wooden floors and a beautiful feature fireplace. The current owners have carefully maintained the property, which benefits from oil-fired central heating (regularly serviced), a conforming septic tank and tasteful decoration throughout.

The main entrance is reached by an external staircase leading to a spacious balcony terrace with electric canopy, the perfect spot for outdoor dining while taking in the superb mountain views. French windows open into the bright sitting room (24m²), a welcoming space centred around a feature fireplace with wood-burning stove. A handsome wooden staircase rises to the first floor.

On the right-hand side of the house are two ground-floor bedrooms, a twin room (8m²) and a double room (12m²), together with a shower room and WC. To the left, an original glazed sliding door opens into the attractive kitchen/dining room (19m²).

The first floor provides a private principal suite comprising a master bedroom (12m²) with lovely open views, a spacious shower room with WC (8m²), a dressing room (12m²) and...