

Spacious architect-designed home with open views and strong potential for adaptation - 9km from Castelnaudary



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Laurabuc |
| Department: | Aude     |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 350 m2   |
| Plot Size:  | 2500 m2  |

## IN BRIEF

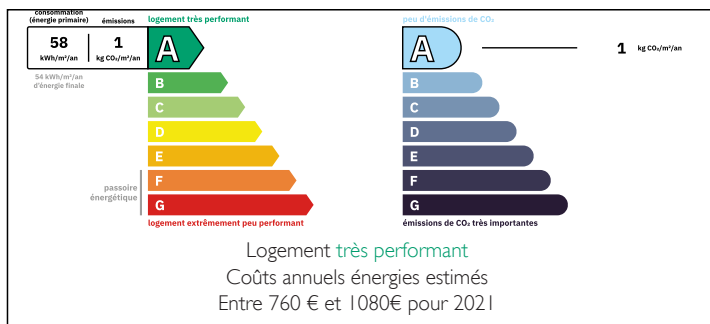
This architect-designed home, just 9 km from Castelnaudary, offers far more than generous living space. With excellent insulation, low energy consumption and open countryside views, it provides a comfortable lifestyle while keeping running costs to a minimum.

The entrance sets the tone with an impressive open-plan living area, opening onto a terrace overlooking the surrounding countryside, the perfect spot for summer dining or simply relaxing in peaceful surroundings. This level also features three bedrooms, a family bathroom, a separate WC, a utility room and storage.

The garden level is dedicated to leisure and flexibility, offering a spacious games room with a bar area opening onto the garden, a wine cellar, a gym, two additional bedrooms, a shower room with WC and storage rooms.

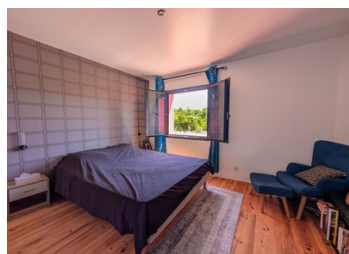


## ENERGY - DPE



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: 2830 EUR

## NOTES

## DESCRIPTION

A key advantage of the property is the flexibility of the garden level, which can be adapted to suit different lifestyles. It can remain a second living area/games room, ideal for entertaining in comfort, or be easily converted into an independent living space, as it already benefits from direct access to the garden, a shower room and two bedrooms. The addition of a kitchen would be the only big requirement. This would allow family and friends to stay with complete independence, or alternatively create an attractive rental opportunity.

Located in the charming village of Laurabuc, in the heart of the Occitanie region, the property enjoys a peaceful and authentic setting typical of the South of France. Just a short drive from Castelnaudary, it offers easy access to local shops, schools and everyday amenities, while Carcassonne and its international airport are around 40 minutes away (offering flights to London, Dublin, Manchester, Bruxelles, Porto etc).

The area is well known for its relaxed lifestyle, beautiful countryside and warm climate, offering a true sense of southern French "art de vivre" between nature, heritage and convenience.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>