

Beautiful stone-built home with cathedral-ceiling living room, pool, garage and 6 bedrooms near Carcassonne



INFORMATION

Town:	Barbaira
Department:	Aude
Bed:	6
Bath:	3
Floor:	222 m2
Plot Size:	1170 m2



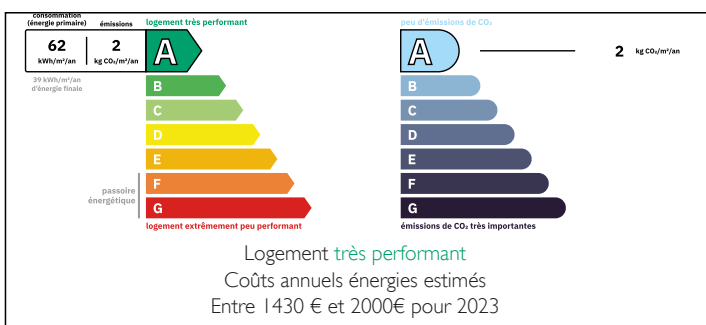
IN BRIEF

Just 15 minutes from Carcassonne, in a welcoming village with local shops and services nearby, this beautiful stone house offers generous living spaces, authentic character and a wonderful quality of life.

The impressive 66 m² cathedral-ceiling living room, with exposed stone walls, opens onto a spacious and well-equipped dining kitchen. The property offers 6 bedrooms, 3 bathrooms and 3 WCs. Two bedrooms are located on the ground floor, one of which is currently used as a gym and is sold with its professional-grade equipment.

The veranda with spa extends the living areas and provides access to a workshop. Outside, the private landscaped garden, not overlooked, features a swimming pool, pétanque court and chicken coop.

ENERGY - DPE



Combining the charm of an authentic stone property with modern comfort, this home benefits

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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

The impressive 66 m² living room, with its cathedral ceiling and exposed stone walls, is the heart of the home. Semi-open to the 34 m² dining kitchen, fitted with professional-grade equipment, it creates a welcoming space that is equally suited to everyday family life and entertaining guests.

Extending from the main living area, the veranda overlooking the swimming pool features a spa and opens onto a workshop, providing a valuable additional space.

The ground floor comprises two bedrooms, including a suite with dressing room, shower room and private WC. The second bedroom is currently used as a gym and will be sold with its professional-grade equipment. A separate shower room and WC complete this level.

Upstairs, a spacious mezzanine leads to four further bedrooms, including a master suite with dressing room and bathroom. The bathroom is also accessible from the landing, offering additional practicality. The house therefore provides six bedrooms and three bathrooms, an ideal layout for a large family or for comfortably hosting guests.

Outside, the landscaped garden, completely private and not overlooked, has been designed as an extension of the living space. A heated swimming pool, pétanque court, chicken coop and terrace provide the perfect setting for enjoying sunny days in a peaceful and green environment, with views over the surrounding landscape.

A garage with automatic door completes the property.

Comfort is ensured all year round thanks to a pellet stove and reversible air conditioning. The house also benefits from an excellent energy rating (DPE A), a particularly...

LOCAL TAXES

Taxe foncière: 1604 EUR

NOTES