

## Charming 3-Bedroom Village Gem in Villasavary with View: Your Dream Home in the Heart of Southern France

EXCLUSIVE



## INFORMATION

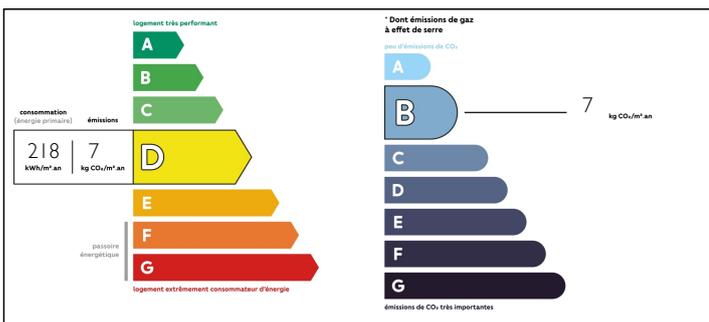
Town:	Villasavary
Department:	Aude
Bed:	3
Bath:	3
Floor:	116 m <sup>2</sup>
Plot Size:	67 m <sup>2</sup>



## IN BRIEF

Discover your dream home in the charming village of Villasavary, France. This four-story village house seamlessly blends modern comfort with authentic allure. Move-in ready and affordably priced, it offers a perfect mix of character and contemporary convenience. Low-maintenance living allows more time for enjoying the sunny south of France. With a dedicated parking area, stress-free arrivals are guaranteed, making it an ideal holiday home. Experience tranquillity in the heart of Villasavary, surrounded by vineyards and the picturesque French countryside. The property boasts three bedrooms, two bathrooms, a sunlit salon, and a fully equipped kitchen leading to a terrace with panoramic views. Additional features include a storage space, a second terrace, and a ground floor with a spacious storage area and an ensuite bedroom with exterior access. Whether seeking a holiday escape or permanent residence, this charming village house requires no additional work. Conveniently located near

## 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

Welcome to your dream abode in the heart of the picturesque village of Villasavary, nestled within the enchanting Triangle of Castelnaudary, Carcassonne, and Limoux in the sunny south of France. This four-storey village house is the epitome of charm, offering a seamless blend of modern comfort and authentic allure.

Move-in ready and perfectly priced, this delightful village house is ready to embrace you with its warm ambiance and effortless elegance. A true sanctuary that beckons you to make it your own, offering a perfect blend of character and contemporary convenience. Savor the joys of easy living with this low-maintenance gem. Effortlessly maintainable, allowing you to spend more time enjoying the sunny delights of southern France and less time on household chores. Convenience awaits with a dedicated parking area just outside your doorstep, ensuring that your journey home is always stress-free and hassle-free and making it a perfect holiday lock-up-and-leave.

Discover tranquility in the heart of Villasavary, where the rhythm of daily life is harmonious, and the stress of the outside world is left behind. A peaceful haven that promises to be your escape from the hustle and bustle. Surrounded by vineyards and the French countryside, you can indulge in uninterrupted vistas that stretch as far as the eye can see. Take in the beauty of the Lauragais region from your own private oasis.

Let's take a tour of this property!

First Floor (from the front entrance): A welcoming entrance hall introduces the first...

## LOCAL TAXES

Taxe foncière: **880 EUR**

## NOTES