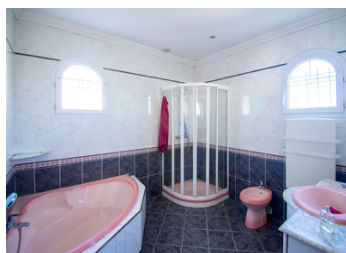


Exquisite 2 bedroom villa with pool and landscaped gardens and panoramic country views



INFORMATION

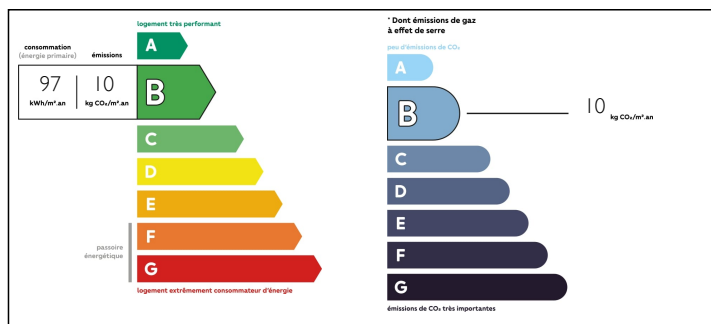
Town:	Douzens
Department:	Aude
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	3000 m2



IN BRIEF

Situated in the small village of Douzens in the Aude, a short drive from the busier town of Lezignan-Corbières 15 mins and UNESCO World Heritage City of Carcassonne 25 mins. This delightful villa offers uninterrupted views of the surrounding countryside towards the Pyrenees, nestled in an enclosed, private plot on the outskirts of the village. There is a local primary school in the village and several secondary schools that are within easy reach. There are a choice in international airports in the region at Carcassonne, Beziers, Toulouse and Perpignan. The Mediterranean sea is a 45 min drive and the Spanish border just over 1 1/2 hours away.

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: 2700 EUR

DESCRIPTION

Entrance via a private drive into a secluded, enclosed plot. Be amazed by the uninterrupted views of the Aude countryside. Ample parking on the driveway and a detached garage. Prepared to be blown away by the immaculate landscaped garden with 12 olive trees and numerous shaded areas. The piece de resistance is undoubtedly the stunning pool, you'll want to drive straight in! The single storey villa is surrounded by terrace to enjoy the sun/shade any time of day. Enter via a spacious hallway, there is an open office area to your left. A WC and separate bathroom. 2 good sized double bedrooms, 1 with washbasin. Continue into an open plan dining room/lounge area, bright and airy with an enclosed wood fire. Kitchen with smaller summer kitchen behind with access to the garden. Convenient for those summer parties! This is a property that screams outside living and you won't want to spend your time anywhere else during summer, although if you tire of the view, the Mediterranean beaches are a 45 min drive away. Hurry before it's too late!

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

NOTES