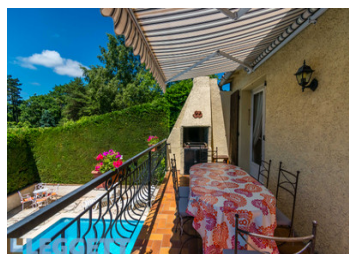


Charmingly peaceful two-storey house with a lovely sun-drenched garden and swimming pool



INFORMATION

Town:	Fontiers-Cabardès
Department:	Aude
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	1184 m2

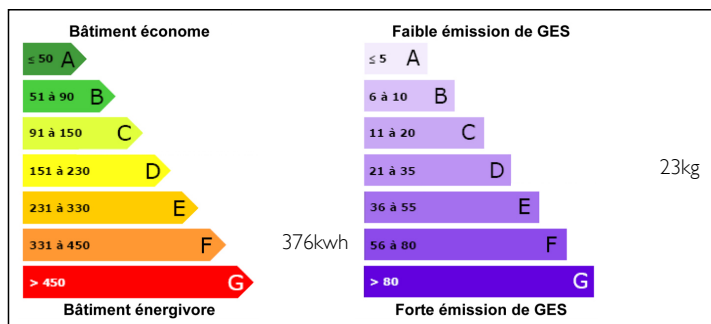


IN BRIEF

Located in the foothills of the Black Mountains in Fontiers-Cabardès, just 25km from Carcassonne, you'll find this gorgeous family-friendly home made up of 4 bedrooms, 2 bathrooms, a games room, and a stunning enclosed, professionally landscaped tree-lined garden with a swimming pool.

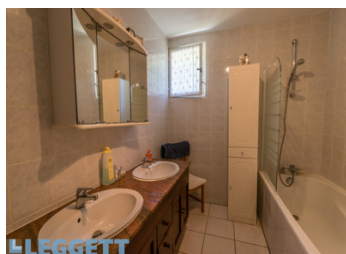


ENERGY - DPE



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

Upon entering this alluring house, you'll immediately be welcomed by its dazzling foyer. Just to the right, there is a library with a mezzanine, and plenty of space for an office, perfect for curling up with a novel. The office is next to a shower room and could also be used as a 4th bedroom.

Through the French doors, you'll be invited into the open living room with a stunning fireplace, great for warming up on the cool evenings. There's access to a balcony from 2 separate doors, where you can enjoy your meals and savor the sunshine with a picturesque view of the garden below.

This gem also features a beautiful kitchen that has been designed for convenience and will inspire any chef. It's separate from the dining room and can be closed, which makes it great while cooking.

There are 3 spacious, well-kept bedrooms in this astonishing get-away home.

On the bottom floor you'll find a games room with a billiard table, perfect for entertaining guests, which has direct access to the backyard garden and swimming pool.

You can soak in the sun by the pool with a glass of rosé in your own private garden paradise.

There is plenty of storage in the pool house and basement areas to store your belongings.

This house has excellent rental potential and is perfect not only for a full-time residence, but also a holiday home which can be rented as a Gîte to obtain...

LOCAL TAXES

Taxe foncière: 1416 EUR

NOTES