

Marvelous 3-Bedroom Maison Bourgeoise Spread Lavishly Over 2 Stories with a Garden in the South of France



INFORMATION

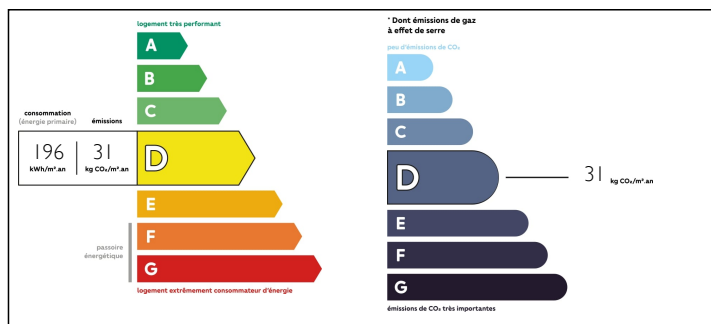
Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	214 m2



IN BRIEF

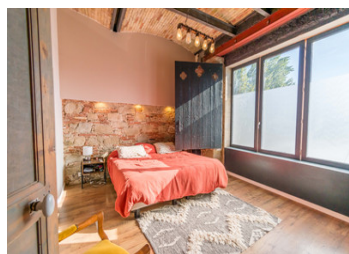
Located just 15 minutes from the Carcassonne airport, in the triangle of Fanjeaux, Carcassonne, and Bram, you'll find this sensational home in the center of a dynamic village with all amenities within walking distance. Upon entering the garden of this gorgeous property, you will be completely enthralled by its breathtakingly, panoramic view of the Malpère vineyards. Loaded with gorgeous geometric tiles, spacious high ceilings (3.85m), original parquet flooring, and a marble chimney this home is in excellent, move-in-ready condition. It would make a spectacular family home or even a great lock-up-and-leave property.

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: 771 EUR

NOTES

DESCRIPTION

OUTSIDE: There is a good-sized garden, perfect for al-fresco dining. The garden has been completely restored and consists of a large courtyard with raised beds, planted with a range of native species, including oleander, palm, and other Mediterranean plants that have been professionally planted and typically flower all year round.

GROUND FLOOR:

- Living room with picturesque view.
- Dining room and open-air kitchen
- Office Niche
- Pantry
- WC

GROUND FLOOR – I

- Bedroom 1
- Bedroom 2
- Bathroom 1
- Master Bedroom 3 with Ensuite Bathroom 2, and Dressing Room

Additional information upon request - photos, video and measurements.

Carcassonne is 20 mins away, Castelnaudary 25 minutes from the house, Mirepoix 30 minutes away, and Carcassonne Airport can be found 20 mins away with flights to Dublin, Manchester, Stansted, Edinburgh, and even Porto and Cagliari. The nearest International Airport is in Toulouse which is 1h away.

- Gas fuelled heating
- Air Conditioning
- Main Drains
- Taxe Foncière: €771
- Distance to Shops: Walking
- Numerous parking lots in the vicinity

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