

## Enchanting 3 Bedroom Home with a Generous Garden, Pool, Jacuzzi, and Summer Kitchen in the South of France



## INFORMATION

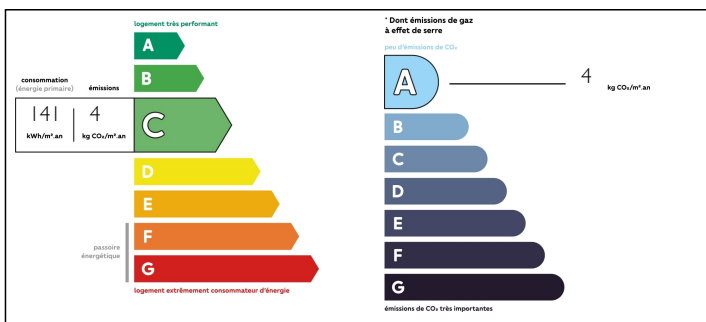
Town:	Limoux
Department:	Aude
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	3000 m2



## IN BRIEF

Located in the triangle of Carcassonne, Limoux, and Castelnaudry in the idyllic calm village of Lauraguel, you'll be impressed by this gorgeous 3-bedroom property with a generously intimate 3000m2 fenced-in, south-facing garden featuring an iconic, picturesque view for miles. Surrounded by vineyards, this mature garden is made up of a large variety of trees including cypress, olive, apple, banana, plum, apricot, cherry, fig, mimosa, Italian Stone Pine, and many more. There are even 2 rows of vineyards and a well for water efficiency. There is a fabulous swimming pool (9x4 meters - 1m60 depth) with a serpentine sun-heated system and an outdoor heated shower. Perfect for outdoor entertaining, you'll be impressed by the sensational outdoor kitchen with a built-in wood-burning BBQ stove, with access to water, electricity, a jacuzzi for 4/6 people and an awning for extra shade in the summer months.

## 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: 831 EUR**

## NOTES

## DESCRIPTION

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There is a separate, independent hanger (outbuilding) for extra storage space and the pool equipment.

The ground floor of this 2-story house is made up of a sun-drenched living area with a wood-burning stove, a bar area, and a storage area. There is a spacious kitchen and dining room with a country style design. There is also a large laundry room area that leads to the enormous, mammoth-size garage with enough room for several cars and even has a bathroom,...