

Amazing price for peace and quiet, stunning views, super climate in the mountains above Carcassonne



INFORMATION

Town:	Mas-Cabardès
Department:	Aude
Bed:	6
Bath:	3
Floor:	330 m2
Plot Size:	6600 m2

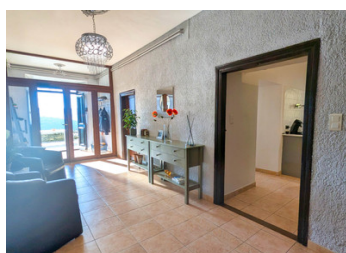
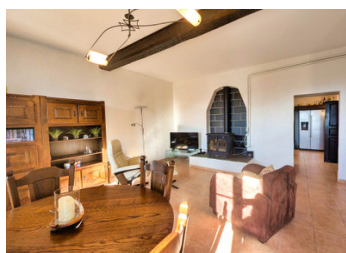
IN BRIEF

Ready for you to move in. This home is in tip-top condition, no work required other than to add your stamp.

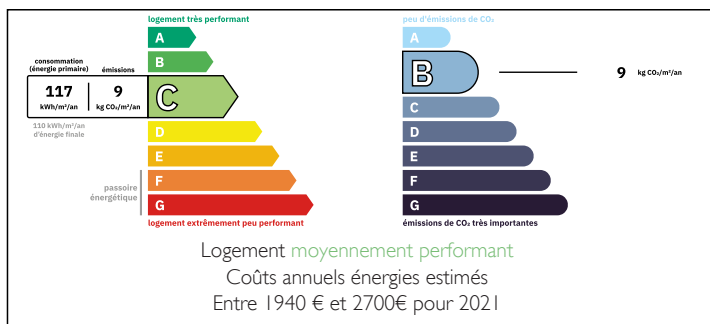
Beautifully proportioned spaces with light and airy rooms. The kitchen and bathrooms are a joy. In a dramatic position, 30 km north of Carcassonne, South of France. Must enjoy mountain scenery!

Linger over breakfast on the broad stone terrace as you admire the view. Take a dip in the pool to cool off before lunch under the trees. Watch the sun set over the hills with your apéritif. Or get out in the hills and enjoy this breathtaking landscape.

The property feels isolated but is just a 2 km walk from the nearest restaurant, 10 minutes' drive from school and shop.

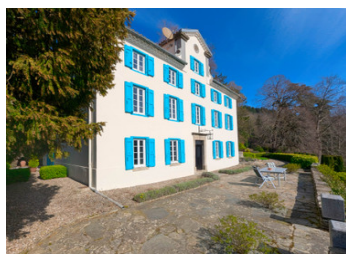


ENERGY - DPE



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: **3384 EUR**

NOTES

DESCRIPTION

Handsome, solid stone-built house dating from the 1850s and cleverly constructed in the perfect spot to make best use of the spring water and microclimate. An ideal refuge from the heat of summer, where winters are sometimes snowy but not harsh. The views over the mountains and down the valley to the south are really breathtaking.

Ground floor: enter the spacious hallway for access to the:

Living room with fireplace, views to front and side, decorative plasterwork (30 m²)

Cosy dining room with high-quality Clearview wood-burning stove, views to front (30 m²)

Premium Schmidt kitchen includes a brick-built pizza oven and offers access to a small side terrace (24 m²).

Utility room and shower/WC (total 18 m²)

Tiled floors throughout.

Curving staircase leads up to the first floor where the light-filled and airy hall opens to two large double bedrooms with front aspect (30 m² and 28 m²),

a vestibule leads to one smaller double with wash basin, side aspect (18 m²) with storage/dressing room (3.3 m²).

From the hall to an enormous bathroom (22 m²) with genuine Jacuzzi tub and generously-sized shower. Perfect for luxuriating in the welcoming ambiance.

From the stair half-landing, a solid wooden door leads through to the long, tiled garage with room for two cars, also housing the modern gas boiler and a handy sink. Access through to garden.

The stairs continue up to the second floor where the airy hall with gleaming solid wood floors leads to three large double bedrooms (24 m², 26 m²...