

## Charakterful contemporary 4-bed home close to Carcassonne with garden & courtyard

EXCLUSIVE



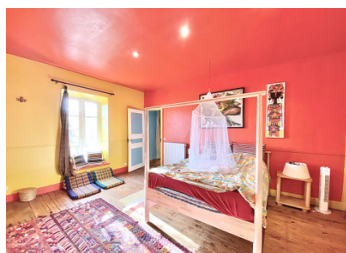
## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Villegailhenc |
| Department: | Aude          |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 270 m2        |
| Plot Size:  | 1111 m2       |

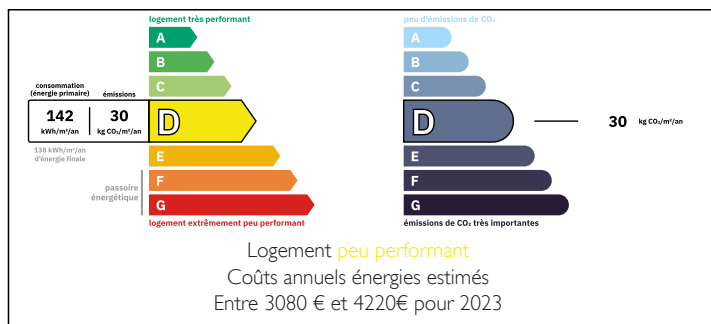
## IN BRIEF

This is a stunning architect designed renovation that sympathetically blends the characterful old with industrial, giving a feel of French country and New York loft style. This unusual and beautiful 4 bedroom house is in a village with good amenities just 10 minutes from Carcassonne city and 5 minutes from the commercial centre.

It also benefits from a large courtyard to the front and large garden to the rear with outbuildings and a well.



## ENERGY - DPE



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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: 2833 EUR**

## NOTES

## DESCRIPTION

You approach the house through wooden gates and enter into an enclosed hidden courtyard of 45m<sup>2</sup> with original stone walls, where you could easily park a car. From this area you access the house through a huge ornate wooden door where you will find the ground floor is all open plan with lounge, dining area and kitchen. It has wooden floors, 2 open fireplaces, exposed wooden beams and ceilings, a newly fitted kitchen, a storage room, and 2 sets of staircases. This space is very bright and airy having high ceilings, and a floor to ceiling ornate metal window in the lounge plus 2 large windows in the kitchen and dining area.

On the 1st floor you have 2 very large bedrooms and 1 large games room with a floor to ceiling ornate metal window with stained glass that looks onto the courtyard below, plus a mezzanine. There is a bathroom with roll top bath, shower and 2 hand basins, that is accessible from bedroom 1 and 2. Then there is a laundry room, and separate toilet.

On the 2nd floor you have 2 bedrooms with exposed beams and wooden floors which are also very light and airy, one of which has an ensuite bathroom with shower, hand basin and toilet.

Outside to the rear of the property is a lawned garden with trees of 1000m<sup>2</sup> which has beautiful views of the hills beyond, and has plenty of room...