

Charming village house in the Montagne Noire, South of France with pool and large grounds

EXCLUSIVE



## INFORMATION

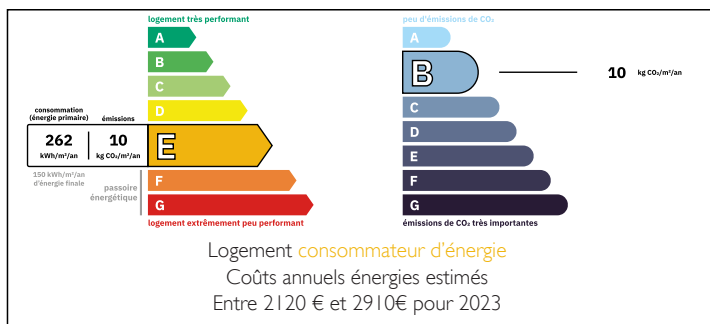
|             |         |
|-------------|---------|
| Town:       | Lacombe |
| Department: | Aude    |
| Bed:        | 4       |
| Bath:       | 2       |
| Floor:      | 94 m2   |
| Plot Size:  | 2400 m2 |

## IN BRIEF

This charming house tucked away on the edge of a little village in the wooded mountains above Carcassonne, south-west France, is the ideal getaway. Everything you need is here including a lovely private terrace overlooking the quality, in-ground heated swimming pool and garden beyond. A perfect place to relax, hidden from view. With modern comforts, the house has not lost its rustic charm and welcomes you either as a permanent home or as a very comfortable holiday home. The four bedrooms and two bathrooms, as well as a cosy living space with open kitchen mean it is ideal for larger families or groups in summer. The large open grounds beyond the pool and terrace offer plenty of space for running around or as a blank canvas for creating a beautiful garden. With fencing it would make a great...



## 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: 1109 EUR**

**Taxe habitation: 1936 EUR**

## NOTES

## DESCRIPTION

- Private parking in front of the house
- Enter through the front door to an entrance hall, tiled.
- To the right, a large bathroom with clawfoot bath, double basin unit, WC, storage, water heater, washing machine and dryer, soft lighting, exposed stone wall, stone-look tiled floor.
- Ahead, the hall leads to an open-plan kitchen/living space.

Fully equipped kitchen

Dining area with table and chairs

Wood-burning stove set in original large fireplace

Cosy lounge space

This living space is currently arranged to accommodate four in comfort, and in the summer months life is lived outside on the terrace, by the pool and over the large garden.

- Windows and stable door to terrace, pool and garden
- Stairs up to

First floor:

- Hallway gives access to
- Bedroom 1, window to pool and garden, door to "Jack and Jill" shower room
- Bedroom 2, window to front, door to "Jack and Jill" shower room
- Door to stairs up to

Second floor, under eaves:

- Broad landing suitable as secondary lounge space, reading room, games area... with 2 small cupboards, water heater
- Bedroom 3 overlooking back garden
- Bedroom 4 overlooking back garden

Exterior:

- Through back door to shaded, tiled terrace, plenty of room for table and chairs, alfresco dining

Steps down to heated, in-ground swimming pool