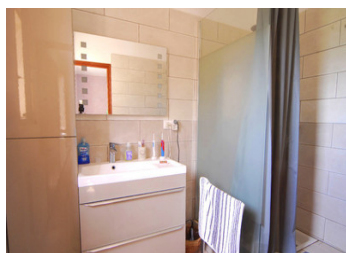
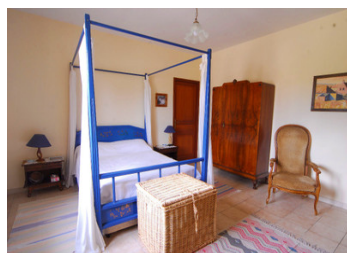


Stylish 3-bedroom property with pool & mature gardens, giving privacy, comfort and easy access to Carcassonne



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	3
Floor:	195 m2
Plot Size:	3135 m2



IN BRIEF

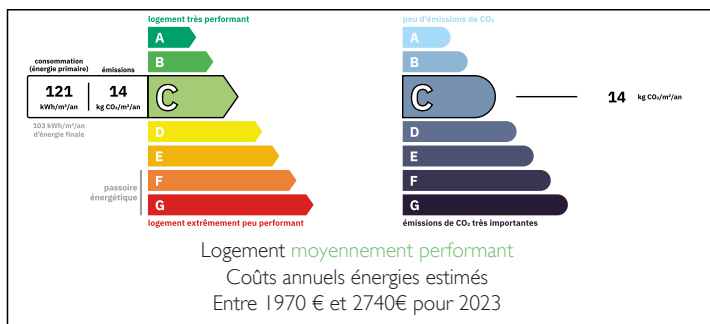
Built around 30 years ago and meticulously maintained since, this attractive home offers spacious and versatile accommodation in a peaceful village setting just 17km from Carcassonne.

The property features a generous living room overlooking the private garden, a recently fitted kitchen with adjoining utility room, three en-suite bedrooms, a large study or potential fourth bedroom, and an integral garage. A separate double garage and extensive gravelled parking provide excellent practical space.

Outside, the beautifully landscaped and secluded garden is centred around an in-ground swimming pool with surrounding terraces, creating an ideal setting for outdoor living and entertaining.

Located in the village of Badens, with local amenities close at hand and the canalside village of Trèbes nearby for supermarkets and restaurants, the property also benefits from easy access to Carcassonne Airport, approximately 25 minutes

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.



DESCRIPTION

Set in the charming village of Badens, this welcoming and well-maintained property offers generous living space, excellent practical features and a beautifully landscaped garden with swimming pool—ideal for comfortable year-round living or a relaxing holiday home in the south of France.

The house opens into an impressively spacious entrance hall (20m²), creating an immediate sense of light and space and providing access to the main accommodation.

The bright and airy sitting/dining room (40m²) is a particularly attractive living space, featuring an enclosed fireplace for cosy winter evenings and French doors opening directly onto the rear garden, seamlessly linking indoor and outdoor living.

To the right of the entrance hall, the fully fitted kitchen (19m²) is both stylish and practical, equipped with integrated appliances including a dishwasher, fridge, electric oven and gas hob. French doors lead to a covered terrace, perfect for al fresco dining while overlooking the garden. Beyond the kitchen, a useful utility room (9m²) provides additional storage and laundry space, with direct access to the integral garage (27m²), which is already plumbed for a washing machine.

A substantial study (25m²), located behind the garage, offers a versatile space ideal for home working, hobbies or even additional guest accommodation, with lovely views over the garden and built-in storage.

The sleeping accommodation is equally well designed. The spacious principal bedroom (18m²) enjoys peaceful garden views and benefits from a dressing room (6m²) and a contemporary en-suite shower room with walk-in shower. Bedroom two (18m²), positioned at the front of...

LOCAL TAXES

Taxe foncière: 3585 EUR

NOTES