

Spacious 5 bed house, 2469m Garden, 2 garages and a greenhouse in the village of Lavalette



INFORMATION

Town:	Lavalette
Department:	Aude
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	2469 m2



IN BRIEF

Located just 10 minutes from Carcassonne, in a sought-after village with local amenities, this spacious character home offers generous living space and plenty of potential.



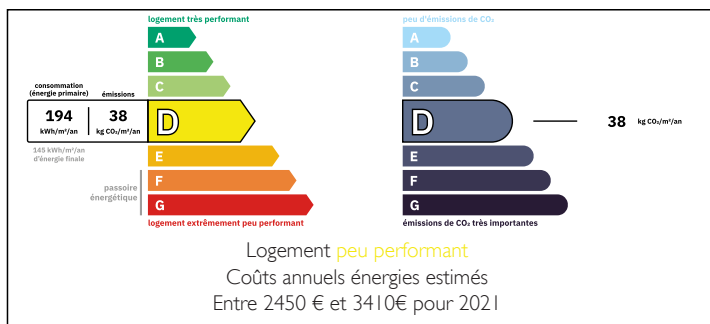
The main floor features a bright living room, a traditional kitchen with a separate utility/laundry room, three bedrooms (or two bedrooms and a home office), a family bathroom, a separate WC, and a second lounge with its own entrance and fireplace, leading upstairs.



Upstairs are two additional bedrooms, including one with a charming Juliette balcony, a study, a second bathroom with WC, and a separate WC.

The property also benefits from a huge garage spanning the full width of the house, along with a second garage/barn offering excellent potential to create a self-contained gîte or guest accommodation

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

A recent fuel boiler ensures efficient heating, and one window has already been upgraded to double glazing. Outside, a beautiful greenhouse awaits your flowers or vegetables, perfect for those who dream of a garden retreat.

Whether you're seeking a forever family home or dreaming of creating your own countryside gîte, this property is full of heart and full of potential.

Nearest airport is Carcassonne

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1690 EUR

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