

For sale - great new price! Charming, light-filled home in character village with garden, extra apartment

EXCLUSIVE

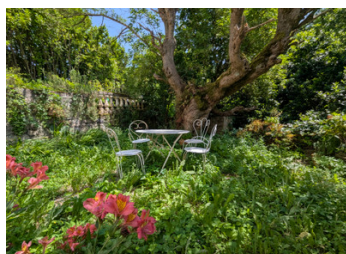


INFORMATION

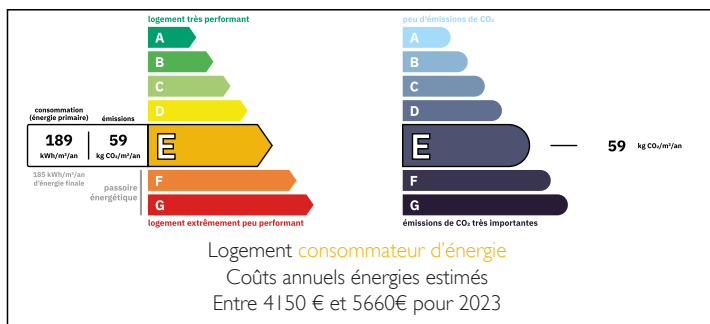
Town:	Labécède-Lauragais
Department:	Aude
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	240 m2

IN BRIEF

In a historic Cathar stronghold in the south-west of France, between Toulouse and Carcassonne, this home enjoys a private garden with views of the distant mountains, along with easy access to the ancient fortified village for shady strolls. Offered furnished and equipped with carefully curated period pieces, it also provides the option to rent out one of the two independent units for additional income or to live as two separate households in one home.

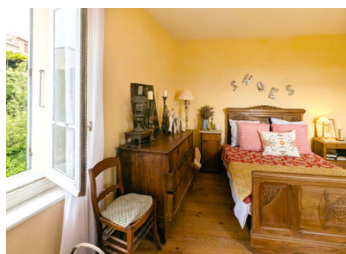


ENERGY - DPE



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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: 1100 EUR

NOTES

DESCRIPTION

Entry from the road opens into a charming farmhouse-style kitchen featuring a wood-burning stove, ceramic sink, and modern range cooker. The space flows seamlessly into a spacious living/dining area, illuminated by large windows overlooking the garden (total area: 42 m²).

A hallway from the living room leads to a recently installed shower room, which combines rustic charm with design elements such as the masonry and tile shower space and a concealed WC. Continuing through the hall, a secondary living area of 16 m² provides access to a small balcony with views extending toward the Pyrenees, large glazed doors lead to the road.

Descending to the lower ground floor, there is a bright, expansive kitchen with direct access to a long balcony and the garden, as well as a substantial built-in storage cupboard (kitchen area 15 m²). Adjacent is a 16 m² bedroom with broad floorboards and window to the terrace. Wash basin under stairs.

Further from the kitchen, a 24 m² living space boasts large garden-facing windows and a tiled floor. Beyond, the sizeable bathroom features a claw-foot tub, raised seating platform, WC, basin, laundry point, and access to both the balcony and garden (bathroom area 16 m²).

This independent apartment is cooler in summer than the rest of the house and has direct garden access. Ideal rental, guest accommodation or granny flat.

First Floor

The first floor is accessed via stairs from the kitchen that lead to a generous landing with a garden-facing window. To the left, a...