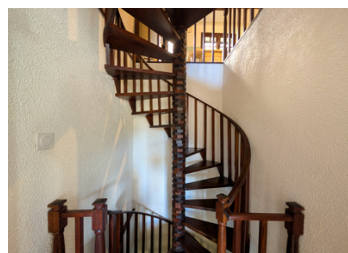
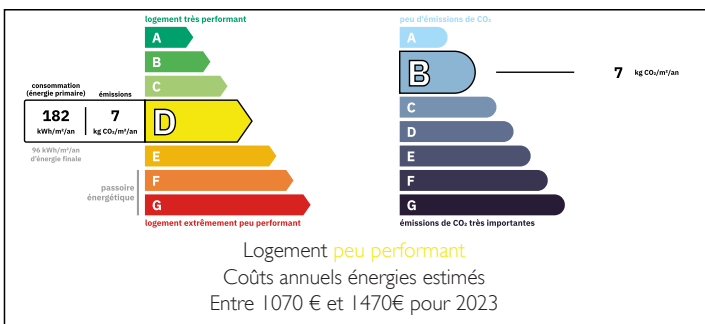


## UNDER OFFER - Bright Village House with Stunning Views, large Terrace, Workshop & Wood Oven

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Mas-Cabardès
Department:	Aude
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	38 m <sup>2</sup>

## IN BRIEF

A peaceful setting for nature lovers, with hiking trails, fishing spots and cycling routes right on the doorstep. Located just 25 minutes from Carcassonne and 25 minutes from Mazamet, this charming village house is set over 3 levels and enjoys stunning views over the river and the surrounding rolling countryside.

The main living area is bright with an open-plan living room and kitchen, filled with natural light from large windows framing the beautiful landscape. On the lower level, a generous double bedroom offers the same panoramic outlook. The lowest level with its own entrance includes a laundry room, a shower room and separate WC.

Rare for a village house, it also features a large terrace with barbecue, perfect for relaxing or dining outdoors while enjoying the sun and the scenery. Additional spaces include an independent occasional

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

Nestled against the rock face, the house enjoys two separate entrances: one from the street, leading to the ground floor (entrance hall, toilet, shower room, and utility room); the other at the rear of the house, providing direct access to the kitchen and living area.

Just across from the house, same level as the living room—with no roads to cross—you'll find a 20 sqm workshop and a dedicated room equipped for making your own bread or wood-fired pizzas! Above this area is a large south-facing terrace, partly covered and featuring a barbecue, with an adjacent room perfect for an occasional sleeping area for guests.

In terms of energy, the house is heated by programmable electric inertia radiators (room-by-room control) and a fireplace in the living area, with an insulated attic for added efficiency.

## LOCATION

Mas Cabardès is a peaceful village with stunning views of the Montagne Noire foothills, located near Lastours and just 20 km from Carcassonne and 25 km from Mazamet.

The village has a small grocery store that also serves as a bread collection point, a fishmonger and pizza truck visit the village every Tuesday. Just a 5-minute drive away, in Roquefère and in Lastours, you will find restaurants and a coffee/bakery.

On Mondays, you can join a gym class in the village! For leisure, you might prefer the local pétanque club or fishing in the surrounding area.

The village also has a school and a nurses' practice, with a doctor who comes once a week.

## BREAKDOWN OF...

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **500 EUR**

## NOTES