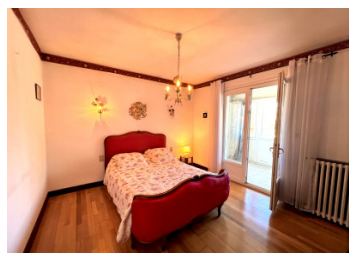


Spacious, well-built house offering elegant living space, garage/workshop, garden & pool, close to Carcassonne



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	172 m2
Plot Size:	800 m2



IN BRIEF

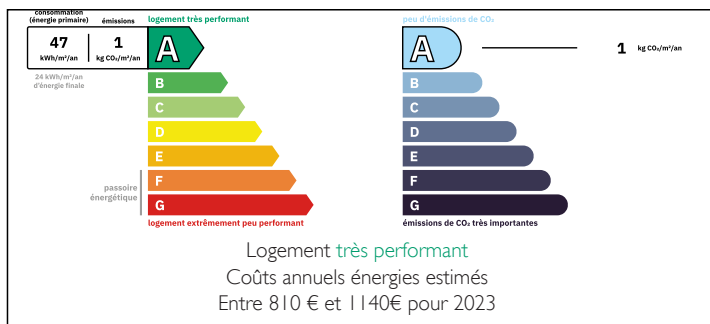
This is a lovely family home, built in the late 1960's, and updated over the years. It would be ideal for use as a home and business premises, thanks to the ground floor workshop.

The living area, mainly on the first floor, is spacious and bright, and comprises large sitting room, dining room, modern fitted kitchen, store room, 3 bedrooms and a shower room with separate WC. There is a large balcony to the front of the house and a smaller covered loggia to bedroom 1. The marble floors and modern fittings give the house an elegant and stylish appearance.

On the ground floor is the entrance hall with sweeping marble staircase, and a useful study. The main part of the ground floor is taken up with the very large garage / workshop, and also the boiler room.

Central...

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.



LOCAL TAXES

Taxe foncière: 3800 EUR

NOTES

DESCRIPTION

Spacious family home with exceptional garage/workshop and swimming pool, ideally located on the outskirts of Carcassonne. Offering generous living space and extensive professional or hobby facilities, this well-built property would be ideal for anyone seeking a comfortable home with room to run a business or workshop from the same address. The house was originally constructed by a builder for his own family, ensuring a high standard of construction. It has been regularly updated over the years and today offers an attractive and well-maintained home with stylish features throughout. It would however benefit from some redecoration in parts.

An enclosed porch (8m²) leads to an impressive marble-tiled entrance hall (17m²) with an elegant sweeping staircase rising to the first floor. On the ground floor there is also a large study (12m²), perfect for home working, along with direct access to the vast garage/workshop.

The main living accommodation is situated on the first floor, with the bedrooms positioned to the rear of the house. The recently refitted kitchen (17m²) features integrated appliances and a sleek modern design, with a side door opening directly onto the spacious dining terrace at the front of the property. The bright sitting room (37m²), also with marble flooring, features an open fireplace (currently not in use) and French doors opening onto the terrace. Double glass doors lead through to the dining room (14m²), which also has access to the terrace, creating an ideal flow for entertaining.

On the other side of the staircase is a useful...