

Charming detached bungalow, 2-3 bedrooms, with garage and garden, in village between Carcassonne and Narbonne

EXCLUSIVE



INFORMATION

Town:	Douzens
Department:	Aude
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	601 m2

IN BRIEF

Ideally situated in the attractive village of Douzens, this well-positioned detached bungalow offers comfortable, easy living—ideal family residence, perfect as a holiday retreat or retirement home.

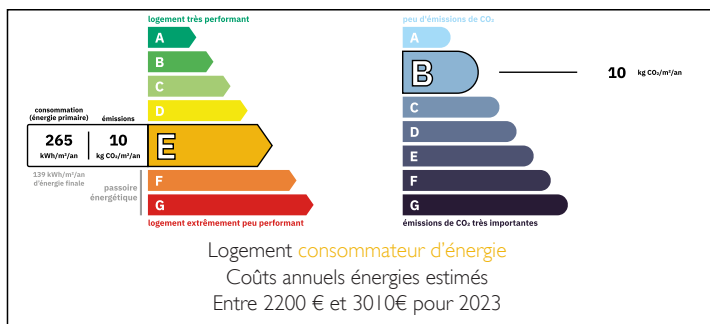
The accommodation is both practical and welcoming, comprising a bright sitting room (or 3rd bedroom), a dining room with an open fireplace for cosy evenings, and a functional kitchen with adjoining pantry. There are two generously sized bedrooms, including one with its own en-suite shower room, as well as a family bathroom.

Externally, the property benefits from a spacious garage alongside the house, with direct access to the fully enclosed garden, which also features convenient rear vehicle access.

The village itself has a popular bar / restaurant, with a wider range of shops, supermarket and restaurants just a short drive away in Capendu. Perfectly located between Carcassonne and Narbonne, and only 40 minutes from the...



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: 830 EUR

Taxe habitation: 574 EUR

NOTES

DESCRIPTION

This comfortable and well-maintained home offers generous single-level living, complemented by an attached garage and a fully enclosed garden with vehicle access. Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting in the charming village of Douzens. The local bar / restaurant is the hub of village life, with shops and supermarket just a short drive away.

A small front garden leads to the entrance, opening into a welcoming dining room (18m²), complete with an open fireplace—perfect for creating a cosy atmosphere in the cooler months. To one side, the sitting room (14m²) provides a comfortable and bright living space, which could be used as a third bedroom, if preferred. On the other side of the dining room is the principal bedroom (14m²) with a modern en-suite shower room with WC (4m²). This room also offers direct access to a useful laundry and storage room (5m²), adding to the home's practical appeal.

A short corridor from the dining room leads to the second bedroom (14m²), which features built-in wardrobes, as well as to the kitchen (9m²) with adjoining pantry. A door from the kitchen opens directly onto the rear garden, ideal for easy indoor-outdoor living.

The family bathroom (7m²) is well-appointed with a bath, walk-in shower, washbasin and WC.

The property benefits from double glazing, electric radiator heating, and tiled flooring throughout, ensuring low maintenance and year-round comfort. The loft, with ladder, is partially boarded giving extra storage space.

To the side of the house, a...