LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43720JKB11 Price: 174 000 EUR

agency fees to be paid by the seller

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







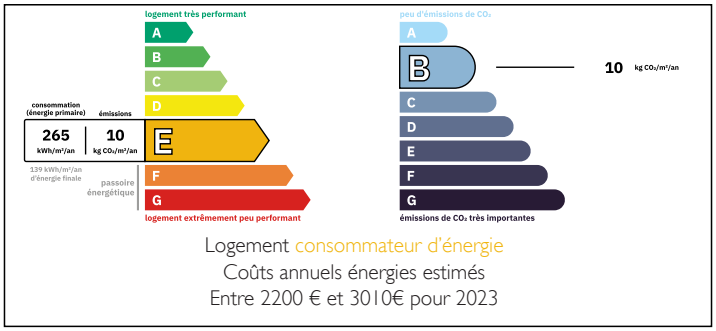








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2200 € et 3010€ pour 2023

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...

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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.

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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...