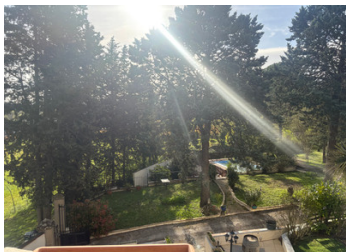
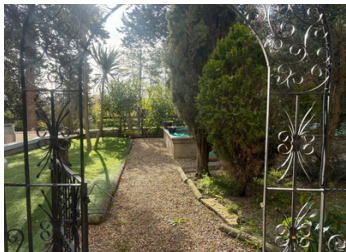


## Beautiful Family Home with Extensive Grounds and Outbuildings



## INFORMATION

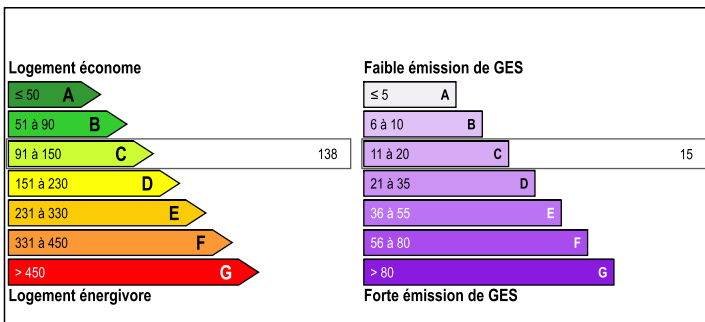
|             |                             |
|-------------|-----------------------------|
| Town:       | Saint-Martin-de-Villereglan |
| Department: | Aude                        |
| Bed:        | 5                           |
| Bath:       | 2                           |
| Floor:      | 205 m2                      |
| Plot Size:  | 6932 m2                     |



## IN BRIEF

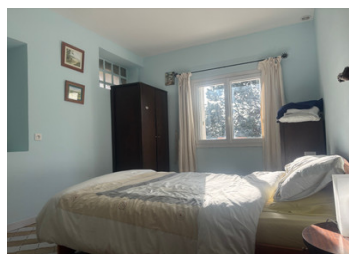
Character home with swimming pool, large terrace, and landscaped garden, located close to Limoux and about 15 minutes from Carcassonne. Offering five bedrooms, multiple living spaces, a spa area, garage, outbuilding, and well, it combines charm, comfort, and convenience.

## 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.



## DESCRIPTION

Located close to Limoux and approximately 15 minutes from Carcassonne, this charming character home enjoys a convenient position that offers easy access to nearby towns while still benefiting from a pleasant residential environment.

Set on a landscaped and tree-filled plot, the property features attractive outdoor spaces including a swimming pool, a large terrace ideal for outdoor dining and entertaining, and an ornamental pond that adds charm and character to the garden.

Inside, the house offers a recently fitted, functional kitchen, five bedrooms, one bathroom, and two shower rooms, providing ample accommodation for family and guests. The living areas include a comfortable lounge and a dining room filled with natural light.

Additional features include a garage and a dedicated relaxation area equipped with a spa, offering a true sense of comfort and well-being.

The garden also includes a useful outbuilding suitable for animals, as well as a well, enhancing both practicality and potential.

Ideally positioned between Limoux and Carcassonne, this property is well suited as a main residence or a holiday home.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1613 EUR**

## NOTES