LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44890LAC11 Price: 229 000 EUR

agency fees to be paid by the seller

Character and Modern Comfort with Terrace and Garage Near Carcassonne

EXCLUSIVE







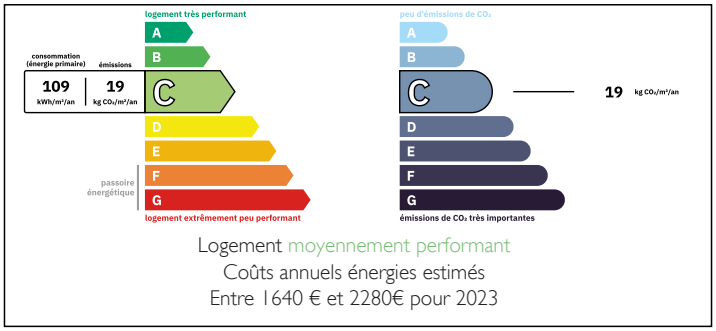








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1640 € et 2280€ pour 2023

INFORMATION

Town:	Pennautier
Department:	Aude
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	14 m2

IN BRIEF

This versatile home, ideal for family living or a home-based professional activity, is located just 10 minutes from Carcassonne in a lively village with everyday amenities.

Fully renovated throughout, the property has beautifully retained its original character while offering all the comforts of modern living.

Exposed stone walls, wooden beams and solid wood flooring have been carefully preserved, combined with quality features including air conditioning, double glazing, and modern kitchen and bathroom facilities.

Set over 3 levels, the house offers a total of 4 bedrooms. The ground-floor bedroom, with a WC nearby, could easily suit a professional activity, treatment room or independent space, while still leaving 3 bedrooms for the main living

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.

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LOCAL TAXES

Taxe foncière: **1573 EUR**

NOTES

DESCRIPTION

Layout of the property

Ground floor:
Double garage, a bedroom that could also be used as a professional space, and a separate WC.

First floor:
A spacious master suite with a dressing area and private shower room, two additional bedrooms with solid wood flooring, a separate WC, and a modern shower room with walk-in shower and double vanity.

Second floor:
Fitted kitchen with a beautiful stone wall, opening directly onto the terrace, along with a large and bright living room with solid wood flooring.

Location
Pennautier is a highly sought-after village just a few minutes from Carcassonne, offering a great balance between peaceful living and everyday convenience. The village has local shops, amenities, schools, and a real community feel, making it very practical for year-round living while staying close to the city.

From Pennautier, you are only a short drive to Carcassonne with its historic center, restaurants, and full services, as well as easy access to the Cité de Carcassonne, a UNESCO World Heritage site.

More broadly, the area benefits from excellent connections, including Carcassonne Airport, which offers regular flights to several European destinations such as London, Dublin, and Brussels depending on the season. The wider region is known for its vineyards, Mediterranean lifestyle, beautiful countryside, and easy access to both the Pyrenees and the coast, offering a fantastic quality of life all year round.

Information about risks to which this property is exposed is available on the Géorisques website :