

Villa with Pool and Open Views in the Highly Sought-After Village of Palaja



INFORMATION

Town:	Palaja
Department:	Aude
Bed:	4
Bath:	3
Floor:	130 m2
Plot Size:	1400 m2



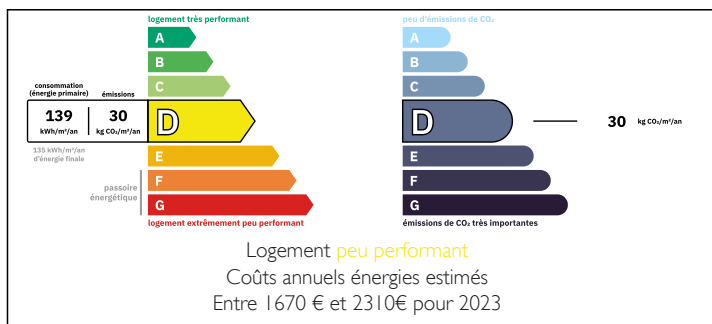
IN BRIEF

Rare opportunity in the area. Located in one of the most desirable villages just outside Carcassonne, this bright family villa with swimming pool enjoys a peaceful and green setting in the heart of Palaja.

Offering approximately 130 m² of living space split over several half-levels, the property features generous light-filled interiors, a welcoming living room with fireplace, four bedrooms, an office and three shower rooms. Large openings throughout the house allow you to fully enjoy the terraces, landscaped garden and open views over the surrounding countryside.

The plot of over 1,000 m² includes a beautiful swimming pool set within an attractive Mediterranean-style environment. The property also benefits from central heating and a layout perfectly suited for family living or as a holiday home in the South of France.

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 in the highly desirable village of Palaja, just a few minutes from Carcassonne, this attractive family villa with swimming pool offers approximately 130 m² of living space on a landscaped plot of over 1,000 m².

Palaja is now considered one of the most sought-after residential areas around Carcassonne thanks to its quality of life, green surroundings, immediate proximity to the city and peaceful residential atmosphere. Properties in this area are rare and highly requested.

The house enjoys an elevated position with lovely open views over the surrounding countryside and excellent natural light throughout the day.

From the moment you enter, the property impresses with its warm atmosphere and fluid layout between the different living areas. The approximately 32 m² living and dining room forms the heart of the home. Bright and welcoming, it features a charming stone fireplace and direct access to the terrace and outdoor spaces.

The separate kitchen of approximately 11.5 m² is practical and comfortable for everyday use.

The split-level layout gives the property character while naturally separating the living and sleeping areas.

The upper half-level includes:

three bedrooms of approximately 10 m², 12 m² and 12.7 m²,
as well as two shower rooms.

The lower half-level provides particularly useful additional space with:

a fourth bedroom of approximately 14.4 m²,
an office of approximately 12.2 m² ideal for remote

LOCAL TAXES

Taxe foncière: 1902 EUR

NOTES