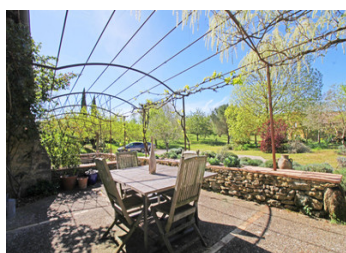
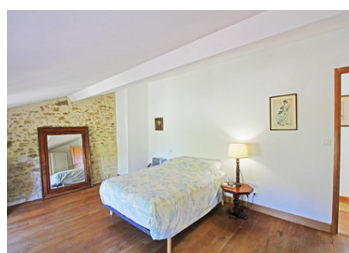


Stunning 4 bed property in the countryside with pool, large garden and renovated to a high standard



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Salles-sur-l'Hers |
| Department: | Aude              |
| Bed:        | 4                 |
| Bath:       | 2                 |
| Floor:      | 180 m2            |
| Plot Size:  | 4000 m2           |

## IN BRIEF

Surrounded by fields and woods this beautiful property offers a peaceful rural location with all modern comforts and amenities just a short distance away.

The property has been renovated throughout to a high standard with traditional floors and bright, open rooms. There are two large living spaces on the ground floor with terraces surrounding the property, ideal for dining or entertaining whatever time of year.

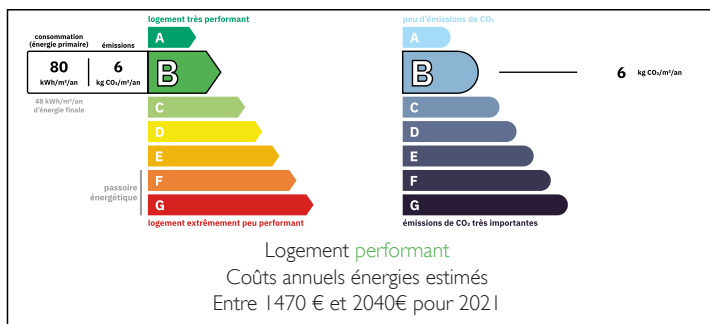
There are four good sized bedrooms, two bathrooms, and two staircases leading to the first floor. Outside is where this property comes into its own with a fenced pool area, numerous spots for sitting in the shade or the sun and enjoying the tranquility of this rural idyll.

The village of Salles sur l'Hers with key amenities is

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.

## ENERGY - DPE





## NOTES

## DESCRIPTION

Nestled among gentle hills, woodland and open farmland, this exceptional property offers the perfect French country retreat. Located just a short distance from the vibrant village of Salles-sur-l'Hers, it would make an ideal family home, holiday residence or lifestyle property for those seeking space, tranquillity and easy access to local amenities.

A gravel driveway leads to the property, where ample parking is available amongst mature gardens and established trees. To the front of the house are two attractive walled terraces, ideal for al fresco dining and entertaining family and friends.

Large glazed doors open into a spacious kitchen and dining room, where beautiful traditional tiled floors and an impressive timber and steel-framed ceiling create a striking first impression. The contemporary kitchen is finished to a high specification, offering generous work surfaces and quality appliances throughout.

Adjoining the kitchen is an equally spacious reception room, flooded with natural light from windows on three sides. With access to both the front and rear terraces, this inviting living space allows you to enjoy either sun or shade throughout the seasons.

The first floor can be accessed via two separate staircases and comprises four well-proportioned bedrooms, all benefiting from built-in storage, together with two bathrooms.

In addition, a substantial attached barn of approximately 100 m<sup>2</sup> provides excellent ancillary space, including a utility area and cellar. Whether used for vehicle storage, a workshop, hobbies, or further entertaining space, it offers tremendous flexibility for future owners.

The property benefits from...