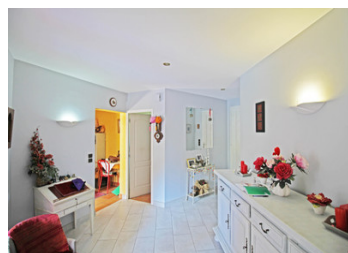


4-bedroom villa with spacious terrace, pool, tennis court and land in the pretty village of Laurac



INFORMATION

Town:	Laurac
Department:	Aude
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	22530 m2

IN BRIEF

On the edge of the beautiful hilltop village of Laurac, you will find this delightful property. Ideally positioned with views across the valley and set within more than 2 hectares of fenced land, this is a true rural gem. The house is all on one level and offers four bedrooms, two bathrooms, a large open-plan living and dining room, and a separate kitchen. A garage with space for two vehicles and additional storage is located on the lower ground floor.

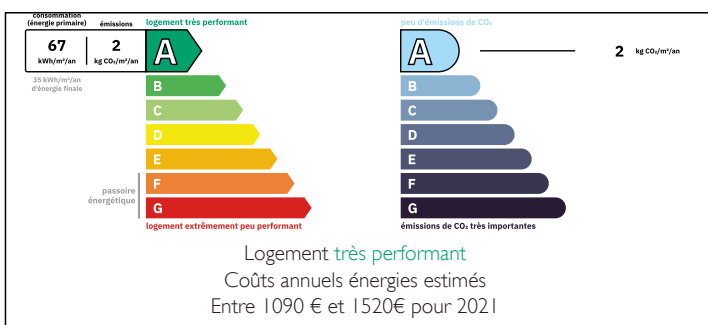
The living area and two of the bedrooms open directly onto a spacious terrace, with the swimming pool as its centrepiece. The gardens and surrounding land boast a variety of fruit trees and provide ample space for keeping animals or growing your own produce. There is also a floodlit tennis court, perfect for staying active throughout the year.

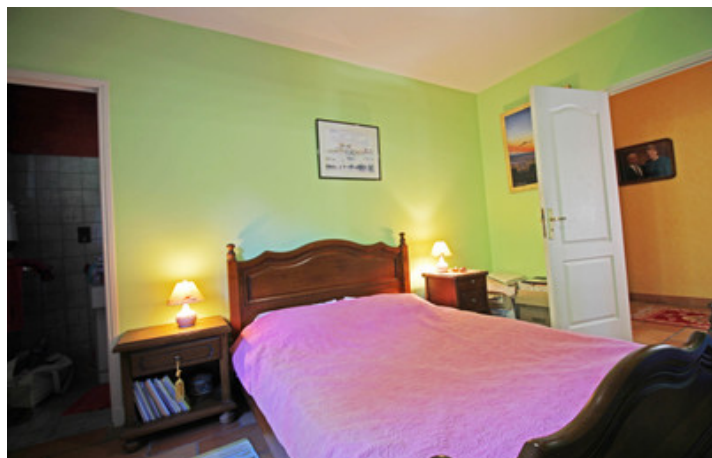
The village...

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





LOCAL TAXES

Taxe foncière: 2100 EUR

NOTES

DESCRIPTION

Overlooking the church and stone houses of Laurac, this wonderful property enjoys an enviable position in one of the area's prettiest villages. Surrounded by over 2 hectares of fenced land, an impressive driveway leads to the house from the quiet village road. There is a spacious parking area as well as access to the garage located beneath the living accommodation.

The property can be accessed either via a short flight of steps at the front or directly from the rear terrace. At the front of the house, a shaded terrace is ideal for outdoor dining on warm summer days or enjoying a morning coffee as the sun rises over the surrounding hills.

A spacious hallway provides access to both sides of the property. To the left is a large living and dining area featuring a cosy sunken lounge with wood-burning insert. Doors open directly onto the pool terrace, creating a seamless connection between indoor and outdoor living. The compact kitchen offers plenty of workspace and storage.

On the opposite side of the property are four bedrooms, including one with an adjoining shower room, a family bathroom, and a useful office area with pantry storage.

The property benefits from an impressive 'A' energy rating, while reversible air conditioning ensures year-round comfort. Double glazing throughout and substantial roof insulation maximise energy efficiency. The roof is fitted with 66 solar panels, generating an income of approximately €7,500 per year.

It is outside that this property truly comes...