

Detached 4-bedroom house with heated pool, 88 m garage and garden in Carcassonne



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	835 m2



IN BRIEF

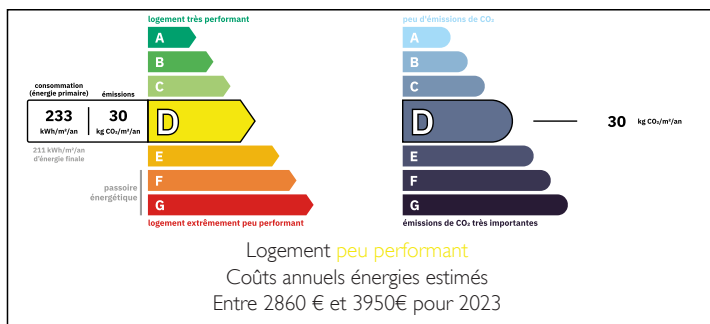
Located in the Grèzes area of Carcassonne, this spacious four-bedroom house offers approximately 145 m² of living space, including two ground-floor bedrooms and several versatile reception areas.

A large extension opens directly onto the terrace, garden and heated swimming pool.

The property also benefits from an impressive 88 m² garage beneath the house, divided into two areas and offering excellent workshop and storage potential.

Set on an 835 m² plot with a vegetable garden and wood store, the house features gas central heating, two fireplaces, air conditioning in one bedroom and additional loft storage.

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.



LOCAL TAXES

Taxe foncière: 3794 EUR

NOTES

DESCRIPTION

The front door opens into a 5 m² entrance hall, leading to a further 6 m² hallway serving the principal rooms.

To the right is a ground-floor shower room with WC, followed by a 15 m² open-plan kitchen equipped with a gas cooker and fireplace. The kitchen adjoins a 15 m² dining room and a 10 m² sitting room.

At the opposite end of the hallway are two ground-floor bedrooms of approximately 8 m² each. The bedroom overlooking the garden is equipped with air conditioning.

This part of the house can be separated from the remaining accommodation to create a self-contained two-bedroom living space with its own kitchen, dining room, sitting room and shower room. This flexible arrangement could therefore appeal to buyers considering guest accommodation, seasonal rentals or a hospitality project, subject to the relevant regulations.

The hallway also leads to a generous extension of approximately 30 m², currently used as a second living room. It features a fireplace and glazed doors opening directly onto the terrace, garden and heated swimming pool. This room also benefits from its own entrance from the garden, allowing this side of the house to function separately from the ground-floor two-bedroom accommodation.

A laundry cupboard and a separate WC complete this level. With the addition of a suitable kitchen or kitchenette, the large living room and the rooms above could potentially form a second independent dwelling or owners' accommodation, subject to any necessary permissions and regulations.

From this living area, stairs lead to the...