LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48393NE11 Price: 549 000 EUR

agency fees to be paid by the seller

Spacious villa with pool and large garden beside the Lac de la Cavayère and 10 mins from Carcassonne















INFORMATION

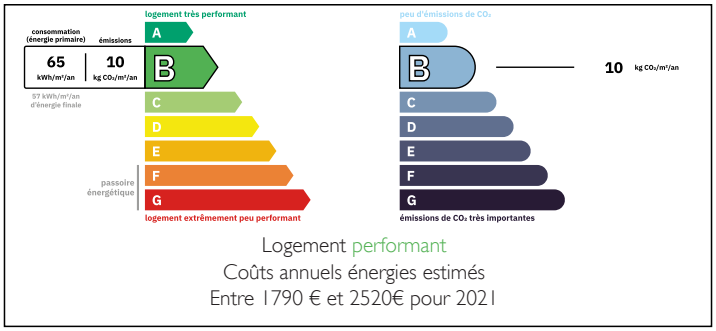
Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	2
Floor:	250 m2
Plot Size:	4283 m2

IN BRIEF

On the edge of Carcassonne, within walking distance of the beautiful Lac de Cavayère you will find this impressive villa. Set on a large plot with mature trees and gardens, the location is wonderfully calm yet close to all amenities. The property is on one level, with two very spacious bedrooms and the possibility to create a third. There is an open living and dining area with access to the terrace overlooking the pool. A kitchen diner, utility room and circular entrance currently used as an office complete the living space. There is a garage and cellar as well as outbuildings for storing wood and garden equipment.

The property is located in a quiet residential area by the lake. The village of Palaja is 4km and has shops and services. The outskirts of Carcassonne with shopping centres is 5km,...

ENERGY - DPE



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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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NOTES

DESCRIPTION

This impressive villa is accessed via a beautiful tree lined drive, to a large parking area and garage. The property sits overlooking the gardens and pool with a terrace running along the front ideal for making the most of the 300 days of sunshine Carcassonne gets per year.

There is direct access into the kitchen diner or via a unique circular entrance hall with intricately tiled floor that currently serves as an office. The centre of the property consists of a large, open living area with space for a dining table and multiple seating areas. This room has a wood burner for some extra warmth in the winter to compliment the underfloor heating.

A spacious kitchen diner is to the right of the living area, with plenty of workspace and views over the pool as well as direct access to the terrace. An adjoining utility and storage room provides plenty of space for laundry facilities and a pantry. A garage offers space for a workshop or vehicle storage. There is a boiler room for the geothermal heat pump and a cellar ideal for your favourite bottles.

On the other side of the house there are two very spacious bedrooms, each with their own bathroom and one with a dressing room that could be converted into a third bedroom. The master suite with the large bathroom and dressing room has access onto the terrace and a beautiful feature fireplace.

Outside you can relax...