LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48985COM11 Price: 299 000 EUR

agency fees to be paid by the seller

Three-Bedroom Home in Cavanac – Village Living Just Minutes from Carcassonne















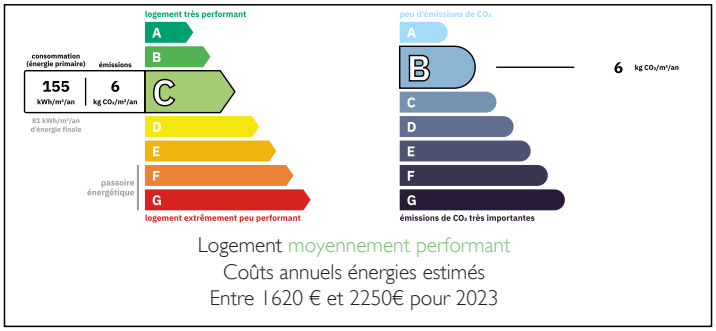
INFORMATION

Town:	Cavanac
Department:	Aude
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	700 m2

IN BRIEF

A three-bedroom home built in 2009, situated in the village of Cavanac, just a short drive from Carcassonne and its many amenities. Offering comfortable living space, documented construction upgrades and potential for a future garage project, this property is ideal as a permanent residence or holiday home in the South of France.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1620 € et 2250€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1391 EUR**

NOTES

DESCRIPTION

Located in the charming village of Cavanac, just a short drive from the historic city of Carcassonne, this three-bedroom property offers 112 m² of habitable living space, making it an excellent opportunity for anyone looking to settle in the South of France.

Built in 2009, the house offers four principal rooms and comfortable accommodation, ideal as a permanent family home, a holiday residence or a property for those looking to enjoy the relaxed lifestyle of the Aude.

The property benefits from documented construction specifications, with the original owners having retained invoices and details of additional works and materials selected during construction. These include anti-slip and frost-resistant exterior paving, selected exotic wood interior doors supplied by Caséo, additional exterior tiling and entrance steps, as well as various bathroom fittings and storage installations.

There is also potential to create additional garage space. The owners have advised that a garage project was previously approved and that a quotation for the proposed works is available. Supporting documentation and the validity of any planning permission will need to be confirmed.

Location – Cavanac, Aude

Cavanac is a pleasant village situated just outside Carcassonne, offering a peaceful village environment while remaining conveniently close to the amenities of a larger town.

Carcassonne provides everything needed for everyday living, including supermarkets, shops, restaurants, cafés, schools, medical facilities and leisure activities.

The famous medieval Cité of Carcassonne, a...