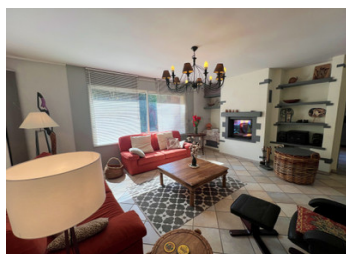


**** UNDER OFFER **** Fantastic renovation opportunity, 4 bedroom house with pool in village near Carcassonne



INFORMATION

Town:	Villedubert
Department:	Aude
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1055 m2



IN BRIEF

Set in a peaceful village on the Canal du Midi, this spacious 1980s house offers an exciting renovation opportunity with swimming pool, generous living areas and excellent potential to create a comfortable family home or holiday retreat.

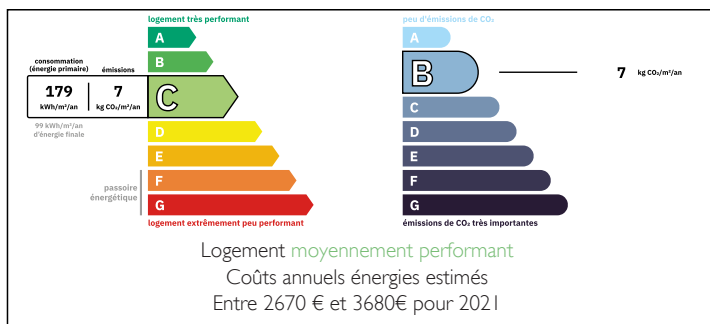
With flexible accommodation, two garages, a summer kitchen and a private garden, all just minutes from Carcassonne, the property combines lifestyle appeal with strong value-adding potential.

The accommodation includes a large living room with an enclosed fireplace, study area, open plan dining room and fitted kitchen, conservatory and 4 bedrooms.

Outside is a fantastic summer kitchen with hotplate and pizza oven, swimming pool and terrace, 2 garages and a well-stocked private garden. There is also a wine cellar and a garden store.

There is a restaurant in the local village, with more

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: 2062 EUR

NOTES

DESCRIPTION

The house is currently habitable but would benefit from modernisation, notably the kitchen and bathrooms, along with updating the plumbing to meet current regulations. Electric heating is in place, but should be reviewed, and three recently installed air-conditioning units provide comfort in the bedrooms.

Accessed via electric gates, the property offers ample parking and two garages. A covered front terrace leads into a welcoming entrance hall with WC and split-level stairs serving the different sleeping areas.

The main living space comprises a large 33m² living room with enclosed fireplace, opening onto a 12m² study area. A bright 25m² dining room connects to the kitchen area (12m²). From here, a rear door opens into a 16m² conservatory, currently used as a hobby room, overlooking the garden.

A short flight of stairs from the hall leads to three bedrooms (9m², 12m² and 9m²), all with built-in wardrobes and air-conditioning. A spacious shower room (9m²) with double basins and WC completes this level.

The lower level offers a guest bedroom (11m²) with built-in storage, a laundry room (5m²) with WC, and internal access to a 25m² garage, presenting potential for conversion into additional living accommodation (subject to permissions). A second, larger garage (28m²) and a wine cellar (4m²) provide excellent storage.

To the rear of the house, a well-designed summer kitchen (25m²) features a gas hob, hotplate and pizza oven—perfect for entertaining. The 10m x 5m swimming pool, equipped with a cover, is surrounded by a paved terrace and enclosed to ensure...