

Villa with 3 parental suites, loungekitchen/diner, office, garage and garden close to the city of Carcassonne.

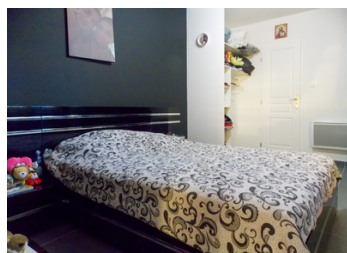


INFORMATION

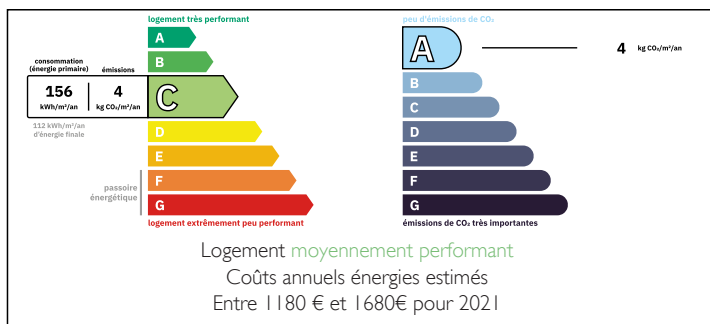
Town:	Villesèquelande
Department:	Aude
Bed:	3
Bath:	3
Floor:	170 m2
Plot Size:	2032 m2

IN BRIEF

This spacious modern villa on the outskirts of the village of Villesequelande lends itself to open plan living, ideal as a bright and airy family home, holiday home or rental accommodation. Situated only a 10 minute drive from the international airport of Carcassonne and the UNESCO World Heritage Site La Cite, the property is conveniently located to take advantage of the excellent amenities. At the same time, it is a short distance from the Canal du Midi and the stunning Aude countryside. The Mediterranean beaches and ski slopes of the Pyrenees are a 1 hour drive and the area is a mecca for wine lovers and history enthusiasts, as well as offering a plethora of leisure activities for the more sports minded.

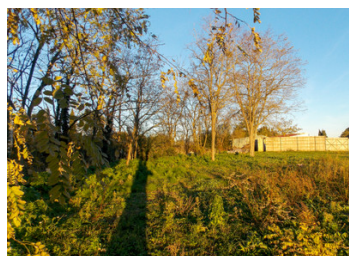


ENERGY - DPE



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: 1903 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entry is via two sets of electronic gates with surveillance cameras, the first opening onto a spacious forecourt with ample parking as well as a garage attached to the property.

The front door enters into a huge 70 m2 open plan lounge/kitchen/diner with fittings in place to install a kitchen island.

Off of this central area are 3 parental suites of 28/24 & 16m2, a separate office, laundry room, pantry and WC.

The living area opens onto a terrace area leading into the spacious 2 000m2 garden which has been fenced into 2 separate areas for ease of maintenance. Within the garden is a brick built summer kitchen and covered storage area. There is space to install a swimming pool, subject to planning permission.

The property is walled and fenced and is not overlooked. It is heated by a modern heat pump feeding radiators and has 9 x 400w solar panels providing 3.6Kw of energy.

Just bring your suitcases and move straight in!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>