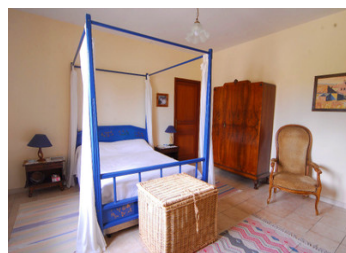


Spacious, well-kept home in village close to Carcassonne. 4 bedrooms, garden with pool, garages and parking.



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	3
Floor:	195 m ²
Plot Size:	3135 m ²

IN BRIEF

This is a great home, built about 30 years ago, and well cared for ever since.

The accommodation includes a large living room overlooking the garden, a recently fitted kitchen and utility room, 3 en-suite bedrooms plus a large study / bedroom 4 and an integral garage.

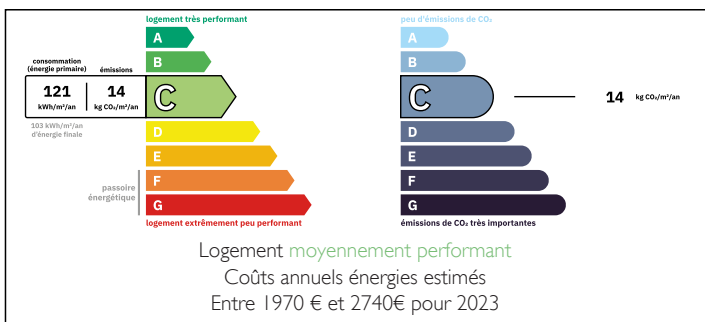
There is also a separate double garage, and a large gravelled parking area.

The garden is well-landscaped and very private, completed by an in-ground swimming pool with terraced surround.

The property is in the village of Badens, some 17km from Carcassonne. The village has some local shops and services, and is only a short drive from Trebes, on the Canal du Midi, for supermarkets and restaurants.

Carcassonne international airport about 25 minutes away.

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.



DESCRIPTION

A welcoming property which offers comfortable living, plenty of space and a delightful garden with swimming pool.

From the front door you enter into a very large hallway (20m²) which leads to the rest of the accommodation.

The bright sitting / dining room (40m²) has an enclosed fire, and french windows leading out to the back garden.

To the right of the front door is the fully-fitted kitchen (19m²) with integrated dishwasher, fridge, electric oven and gas hob. French windows open out onto a covered dining terrace to the rear. Beyond the kitchen is a useful utility room (9m²) with access to the integral garage (27m²) which is plumbed for a washing machine.

The large study (25m²) which has been used as a 4th bedroom, is behind the garage with views over the garden, and built-in storage.

The master bedroom (18m²) overlooks the back garden, and has a dressing room (6m²) and a modern en-suite shower room with basin and walk-in shower.

Bedroom 2 (18m²) is to the front of the house, also with dressing room (6m²) and an en-suite bathroom with basin and bidet.

These 2 bedrooms share a separate WC.

Bedroom 3 (12m²) has its own shower room and WC.

Outside the fully-enclosed, south-facing garden has been lovingly landscaped, and is home to a wealth of established plants and shrubs, with lawn and gravel pathways.

The in-ground salt-water swimming pool (9m x 4m) and surrounding terrace, was added 6 years ago.

LOCAL TAXES

Taxe foncière: **3585 EUR**

Taxe habitation: **EUR**

NOTES