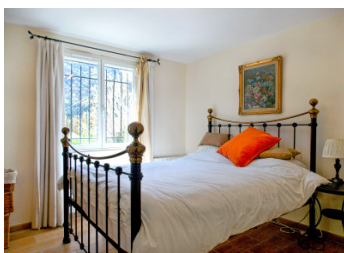


Exceptional 3 bed property with 2 bed apartment and pool in 6,000m2 land forest/garden with river access.



## INFORMATION

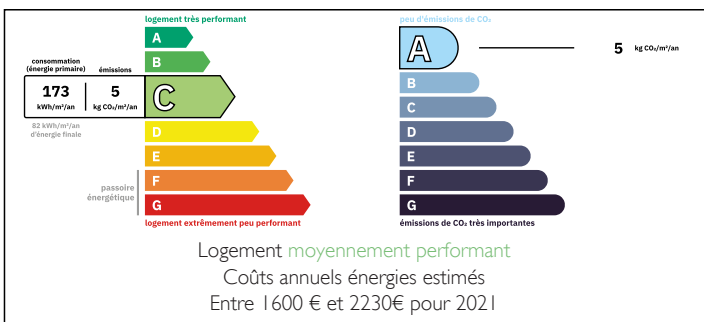
Town:	Puilaurens
Department:	Aude
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	6000 m2



## IN BRIEF

Nestled beneath the dramatic Château de Puilaurens in the heart of historic Cathar country, this delightful property offers an exceptional blend of charm, space, and lifestyle. The main 3-bedroom home, complemented by a separate 2-bedroom apartment, enjoys breathtaking views and flexible living or rental potential. Set on 6,000 m<sup>2</sup> of beautifully maintained grounds with lawns, mature trees, and a productive vegetable garden, it provides a peaceful riverside setting along the Boulzane. Located in the tranquil hamlet of Lavagnac, just 10 minutes from Axat and 20 minutes from Quillan, the property balances seclusion with convenience. With Mediterranean beaches, airports, and ski slopes all within easy reach, and Spain and Andorra just two hours away, this is an ideal base for year-round living or a holiday retreat. The region's gentle microclimate and unspoilt beauty make it a truly special place...

## 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

Tucked away at the end of a quiet lane on the edge of the charming hamlet of Lavagnac, this beautifully presented home offers a rare sense of privacy, space, and sweeping panoramic views across the surrounding countryside. From the moment you arrive, the setting feels peaceful and secluded—an ideal retreat from the pace of everyday life.

Arranged over three levels, the property is thoughtfully designed to maximise light, comfort, and connection to the outdoors. The main living space is warm and inviting, with a generous lounge bathed in natural light thanks to full-length sliding doors that open directly onto a sun-drenched terrace—perfect for morning coffee or evening aperitifs while taking in the views. The adjoining dining area flows effortlessly into a fully equipped kitchen, creating a sociable and functional space ideal for both everyday living and entertaining guests.

Upstairs, you'll find two bright and comfortable bedrooms, along with a well-appointed family bathroom featuring both a bath and shower, plus a separate WC. A large dressing room adds a touch of luxury and flexibility, easily convertible into a third bedroom, home office, or creative space depending on your needs.

The lower level reveals a fantastic bonus: a fully self-contained apartment with its own living room, two additional bedrooms, shower room, and laundry area. This versatile space is perfect for hosting family and friends, generating rental income, or accommodating multi-generational living.

Outside, the property truly comes into its own. Multiple terraces invite you to relax, dine, and soak up the...

## LOCAL TAXES

Taxe foncière:	1250 EUR
Taxe habitation:	EUR

## NOTES