

Ref: A36424CED11

Price: 385 000 EUR

agency fees to be paid by the seller

#### 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

2 Bath:

Floor: 160 m<sup>2</sup> Plot Size: 6000 m<sup>2</sup>









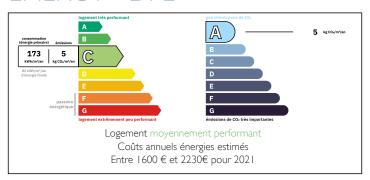




#### IN BRIEF

Beneath the majestic Château de Puilaurens in the heart of Cathar country, this charming 3-bed home with an adjoining 2-bed apartment offers spectacular views and an authentic taste of French living. Set beside the River Boulzane on 6,000 m<sup>2</sup> of land with lawns, mature trees and a vegetable garden, it combines peace, space and natural beauty. In the quiet hamlet of Lavagnac, just 10 minutes from Axat and 20 minutes from Quillan, the property is close to all amenities yet feels wonderfully secure. The airports Mediterranean coast and the Carcassonne and Perpignan are about an hour away, ski slopes within 45 minutes. Mediterranean beaches are I hour away and Andorra and the Spanish border a 2 hour drive. Blessed with a gentle microclimate, this unspoilt region of the Aude offers an enviable lifestyle for those...

#### FNFRGY - DPF



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.





Ref: A36424CED11

Price: 385 000 EUR

agency fees to be paid by the seller







# LOCAL TAXES

Taxe foncière: 1250 EUR

Taxe habitation: EUR

### **NOTES**

#### DESCRIPTION

Tucked away at the end of a quiet lane on the edge of the picturesque hamlet of Lavagnac, this beautifully maintained home combines peace, space, and panoramic countryside views.

Set over three levels, the property offers bright, open living areas with direct access to sunny terraces. The spacious lounge (19.2 m²) features full-length sliding windows, opening to a terrace with open views. The dining area (10.9 m²) and fully equipped kitchen (7.9 m²) flow seamlessly together, creating a welcoming space for entertaining.

Upstairs are two bedrooms (10.3  $\text{m}^2$  and 10.9  $\text{m}^2$ ), a family bathroom with bath and shower (5.4  $\text{m}^2$ ), a separate WC, and a generous dressing room (10.8  $\text{m}^2$ ) that could serve as a third bedroom or office.

On the lower level, a self-contained apartment includes two additional bedrooms (10.4  $\text{m}^2$  and 9.3  $\text{m}^2$ ), a lounge (12.3  $\text{m}^2$ ), shower room, and laundry (5.4  $\text{m}^2$ ).

Outside, several terraces and a large  $10 \text{ m} \times 6 \text{ m}$  pool offer perfect spaces for outdoor living. A wooden workshop/garage houses a sauna and covered carport.

An immaculate property—ideal as a full-time home, holiday retreat, or rental investment in the heart of the French countryside.

-----

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