

Spacious House 5 Mins from Carcassonne, Situated near Carcassonne Lake. 4 bed 2 bath



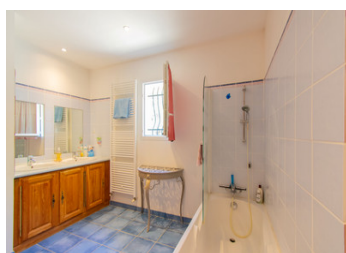
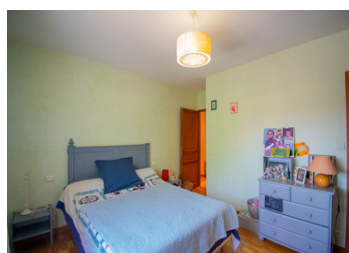
INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	1
Floor:	133 m2
Plot Size:	1000 m2

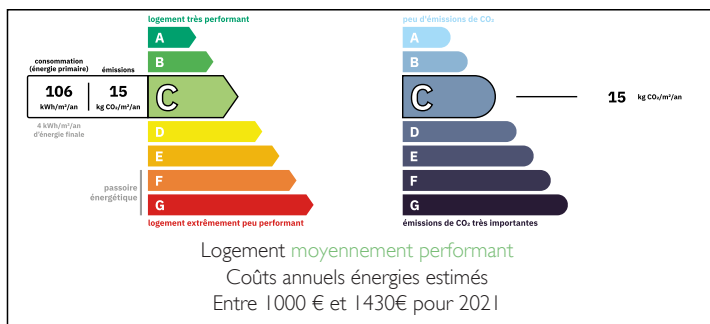
IN BRIEF

Discover this bright and spacious single-storey home offering comfort, convenience, and an ideal location near the UNESCO-listed city of Carcassonne. Situated in the Hamlet of Montlegun.

A short distance to all the shops at your doorstep.



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: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious 4-Bedroom Home – Just 5 Minutes from Carcassonne & Carcassonne Lake

Discover this bright and spacious single-storey home offering comfort, convenience, and an ideal location near the UNESCO-listed city of Carcassonne.

It is possible to put in a pool, a quote has been done for an inground pool

Property Features

4 generous bedrooms & 1 bathroom and 1 shower room, 2 Toilets separate

Open-plan living with insert fireplace for cosy evenings

Air conditioning for year-round comfort

Single-level layout (steps at the entrance)

Large garage with ample storage space 68M²

Fully fenced garden providing security and privacy

Location Highlights

Situated just 5 minutes from Carcassonne and the beautiful Carcassonne Lake, this home combines tranquil living with easy access to cultural, historical, and leisure activities.

Perfect as a family home, holiday retreat, or rental investment!

East access to the Auto route.

Carcassonne Airport is 10mins away

More information upon request

Information about risks to which this property is exposed is available on the Géorisques website :