

**** UNDER OFFER **** Stylish, well-renovated village home with 3 bedrooms, courtyard, garage & outbuildings.



INFORMATION

Town:	Badens
Department:	Aude
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	39 m2

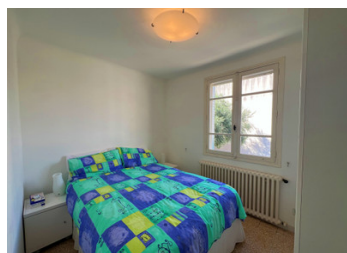
IN BRIEF

A rare find in the heart of a lovely village, just steps from the boulangerie! This bright and spacious home has been tastefully renovated, blending comfort and character.

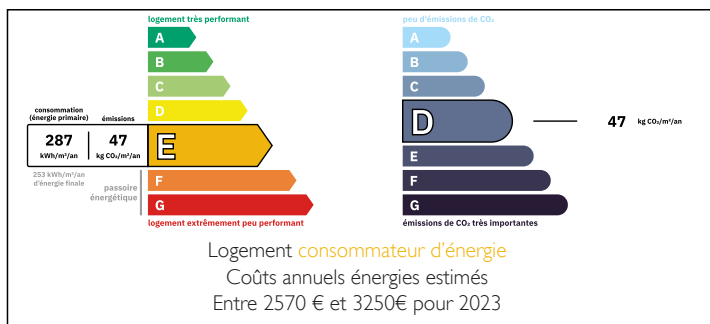
Inside, you'll find a large fully fitted kitchen and dining room with integrated appliances and a cosy wood-burning stove, a light-filled first-floor sitting room, three bedrooms, and two bathrooms.

The property also offers wonderful additional spaces: a fully enclosed courtyard with a barbecue for summer dining, an attached garage, former stables, and even a second small house ready for renovation—ideal as a guest annexe or creative project.

Badens provides local shops and services, with the Canal du Midi town of Trèbes just a short drive away for supermarkets and restaurants. Historic Carcassonne is only 20 minutes, and the international airport just 25 minutes.



ENERGY - DPE



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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: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This really is a bargain not to be missed! Professionally renovated to create a modern, stylish, and comfortable home, while still offering scope for future improvements in the old stables and the adjoining small house. With an attached garage, a private courtyard for outdoor dining, and a light-filled interior, it's the perfect move-in ready home in the heart of a traditional village.

The house benefits from oil-fired central heating, some double glazing, and a cosy wood-burning stove set in the original fireplace, adding warmth and charm throughout the cooler months.

Ground Floor

From the entrance hall, you step into the spacious kitchen/dining room (27m²), fitted with beech units and integrated appliances. French windows open directly to the private courtyard (29m²), ideal for dining al fresco or even installing a hot tub.

First Floor

The main staircase leads to:

- Family bathroom with bath and shower over, basin, and WC
- Bedroom 1 (11 m²) with French windows opening to a small balcony
- Bedroom 2 (8m²)
- Bedroom 3 (8m²)
- Impressive sitting room (33m²) accessible from both the main landing and a second staircase from the kitchen. With polished wood floors, exposed beams, and two large front-facing windows, it is filled with natural light and offers a relaxing living space.

The second staircase leads to a shower room with WC, conveniently located behind the kitchen and storeroom.

Additional Spaces

- From the courtyard, you access the old stables, still retaining their original features—ideal for conversion.
- Beyond lies a small single-storey house (24m²), perfect as a studio, guest annexe, or holiday rental project.
- The attached garage...