

Beautiful stone house with garage, garden and private pool, just 10 minutes from Carcassonne



## INFORMATION

Town:	Lavalette
Department:	Aude
Bed:	4
Bath:	3
Floor:	232 m2
Plot Size:	883 m2



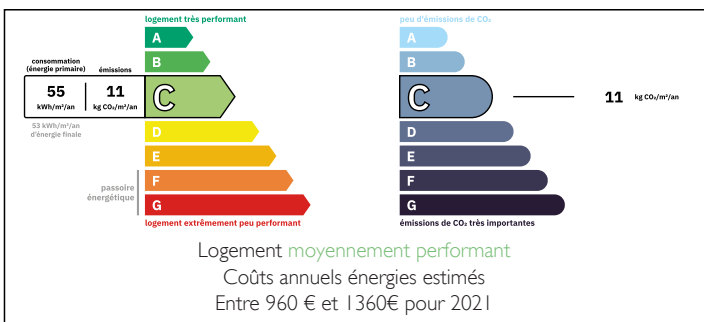
## IN BRIEF

Just 10 minutes from Carcassonne and its airport, enjoy the peace of a charming village with local shops... That's the lifestyle offered by this beautiful stone house with a warm and welcoming atmosphere.

The lovely, private garden features a swimming pool to fully enjoy sunny days. You will also appreciate the garage, a covered area for 2 cars and a workshop.

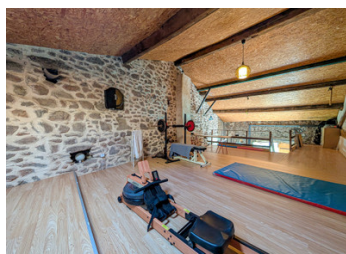
On the ground floor, a spacious living area with a wood-burning stove creates the perfect cosy heart of the home, with an open-plan kitchen, dining area and lounge. A comfortable TV room completes this space. Still on the same level, there are two bedrooms including a master suite, as well as a study, a dressing room, an additional shower room and a large utility room with mezzanine.

## 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

Explore the region

Nestled in the heart of the Occitanie region, this area offers an exceptional blend of landscapes and experiences. From the sandy beaches of the Mediterranean coast to the rugged peaks of the Pyrenees, everything is within easy reach for a weekend getaway or a day trip.

Carcassonne and local attractions

Just 15 minutes from the house, the historic city of Carcassonne is a UNESCO World Heritage site, famed for its medieval citadel, cobbled streets, and lively markets. You can enjoy local gastronomy, wine tasting, and cultural events throughout the year.

Wine and gastronomy

The region is renowned for its rich wine heritage, including the prestigious Corbières and Minervois appellations. Vineyards and charming wine estates are scattered throughout the countryside, offering tastings and tours. Local markets bring together fresh produce, artisan cheeses, and regional specialties.

Accessibility

Carcassonne Airport is only a short drive away (10 minutes), providing flights to several European destinations, making travel easy and convenient. Highways and regional train stations also connect you efficiently to Toulouse, Montpellier, and Barcelona.

Lifestyle and leisure

Whether you love hiking in the mountains, exploring medieval villages, cycling through vineyards, or relaxing at a Mediterranean beach, the region offers a lifestyle full of variety and natural beauty. It's the perfect balance of history, culture, and outdoor adventure, all within easy reach of your doorstep.

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

## LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **700 EUR**

## NOTES