

Spacious 4-bedroom, 2-bathroom home with garage, large veranda – peaceful setting just 30 min from Carcassonne



## INFORMATION

Town:	Fontiers-Cabardès
Department:	Aude
Bed:	4
Bath:	2
Floor:	172 m <sup>2</sup>
Plot Size:	1407 m <sup>2</sup>

## IN BRIEF

In the lush, green setting of the Cabardès, just 30 minutes from Carcassonne, discover a detached house with garage that stands out for its generous volumes and excellent comfort.

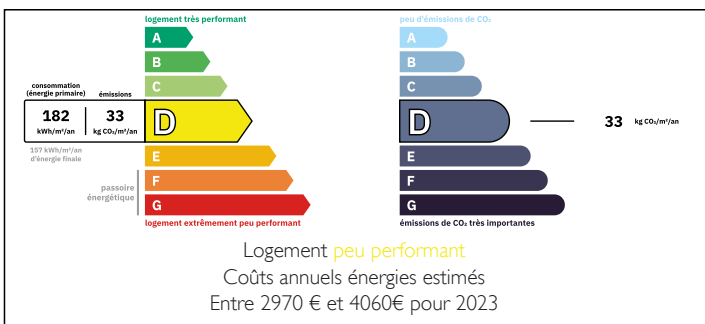
The ground floor is ideal for single-level living, offering two bedrooms, a renovated shower room, a solid wood kitchen, a laundry and a spacious living area with a wood-burning insert opening onto an exceptional 54 m<sup>2</sup> veranda — bright, heated, and truly the highlight of the home.

Upstairs, two additional bedrooms enjoy open views over the surrounding nature, along with a shower room and WC.

The fully enclosed garden is beautifully maintained, featuring flowers, a garden shed, a chicken coop, and access to a 300 m<sup>2</sup> vegetable plot.



## 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.



## DESCRIPTION

The Cabardès area is a sought-after part of the Aude, known for its preserved natural environment and high quality of life. The region offers numerous hiking trails, forest paths and varied landscapes, making it ideal for outdoor activities.

Located on the lower slopes of the Montagne Noire, it provides a peaceful rural setting while remaining easy to access. Carcassonne, its international airport and its UNESCO-listed Medieval City are approximately 30 minutes away, which allows residents to enjoy both tranquillity and proximity to essential services.

The location also offers convenient access to the Mediterranean coast. Narbonne Plage is around 70 kilometres away, making day trips to the sea simple and enjoyable. The wider region stands out for its heritage, pleasant climate and strong lifestyle appeal, attracting both permanent residents and buyers seeking a second home in southern France.

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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: 1736 EUR**

**Taxe habitation: EUR**

## NOTES