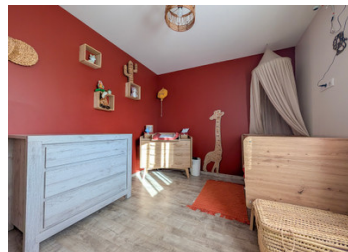
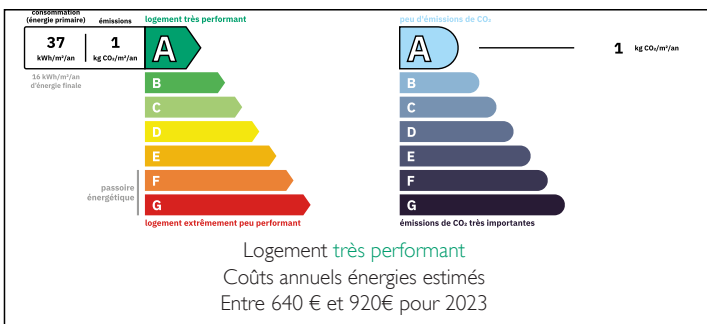


Bright Modern Single-Storey Villa with Mountain Views, Pool, Garage & Energy-Efficient Features



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	2
Floor:	198 m ²
Plot Size:	1000 m ²

IN BRIEF

Located in a quiet neighborhood of Carcassonne, this recent single-storey villa is filled with natural light and offers lovely mountain views. It's both bright and energy efficient, with solar panels and battery storage keeping energy costs to a minimum, and ducted air-conditioning providing perfect comfort all year round.

The entrance with storage and utility room opens onto a spacious 78 m² living area with a fully equipped kitchen and large island. The night area includes 5 bedrooms, including a master suite with walk-in wardrobe and private shower room, plus a second bathroom, two WCs and an office.

Outside, the fenced and landscaped garden offers several spaces to enjoy: terrace with summer kitchen, cozy wooden lounge (included), saltwater pool, and even a chicken coop. The large garage has direct access to the house, and two additional

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

Room dimensions:

Hall: 5.24 m²
Utility room: 7.22 m²
Living area: 78.62 m²
Corridor: 14.82 m²
Bedroom 1: 13.36 m² (master)
Walk-in closet: 6.01 m²
Shower room: 4.11 m²
Bedroom 2: 12.01 m²
Bedroom 3: 12.00 m²
WC 1: 2.07 m²
Bathroom: 7.75 m²
Bedroom 4: 12.00 m²
Bedroom 5: 12.60 m²
Office: 7.22 m²
WC 2: 3.21 m²

Total living space: 198 m²

Garage: 29 m²

Porch: 25.82 m²

Location

Located in Carcassonne, this villa enjoys a peaceful setting while remaining close to all amenities. The airport, offering flights to London, Dublin, Brussels, Porto, Manchester and more, is just a few minutes away. The famous UNESCO-listed medieval cité, with its ramparts, restaurants and lively events, is also nearby.

From the terrace, you can even enjoy a privileged view of the Bastille Day fireworks on July 14th, launched above the Cité.

The region offers an outstanding lifestyle with local markets, gastronomy, vineyards, cycling routes, forest walks and day trips to the Pyrenees or the Mediterranean.

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

LOCAL TAXES

Taxe foncière: **3981 EUR**

Taxe habitation: **EUR**

NOTES