

Beautiful 4-bedroom Village Home in the Black Mountains with Garden and view of the Pic de Nore.



INFORMATION

Town:	Pradelles-Cabardès
Department:	Aude
Bed:	4
Bath:	1
Floor:	103 m2
Plot Size:	485 m2

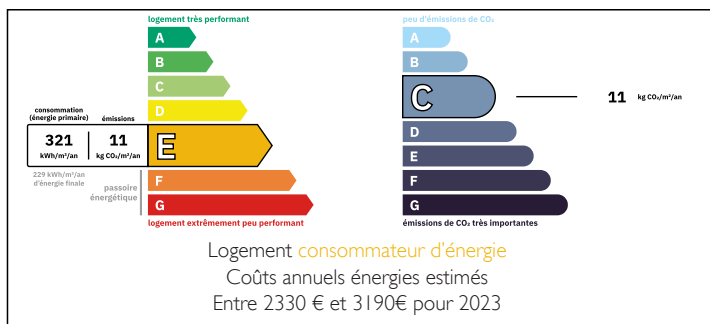


IN BRIEF

Situated on the edge of a tranquil village in the heart of the Black Mountains, this delightful house combines space, comfort and outstanding natural surroundings. Thoughtfully modernised, the accommodation includes a sitting room, dining room, kitchen, four bedrooms and a shower room, with further scope to create additional living space in the generous attic.

The attached garden, complete with terrace and fruit trees, offers breath-taking views towards the Pic de Nore. With a local restaurant and swimming lake nearby, the property is perfectly suited to those seeking walking, cycling and a nature-focused lifestyle, yet remains just 45 minutes from Carcassonne and its international airport.

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: 552 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tucked away behind the village church and enjoying open views across the surrounding mountains, this property offers a perfect get-away-from-it-all retreat. The village is a friendly, close-knit community and becomes a lively hub during the summer months, attracting visitors who come to enjoy the excellent walking trails and cycling routes in the area. The nearby lake is popular for swimming, paddle-boarding and fishing, and also features a convenient snack bar. There is a restaurant in the village, and while there are no permanent shops, a range of mobile traders visit regularly.

The house itself is surprisingly spacious and has been carefully improved by the current owners.

Entry is via a large kitchen with attractive stone flooring and a newly installed pellet-burning stove, which provides efficient background warmth throughout the house thanks to a warm-air circulation system. The stone floor continues into the dining room to the rear, creating a practical living space.

To the left of the kitchen is a cosy sitting room with an open fireplace, ideal for cooler evenings. There is also a large cellar at ground-floor level, offering useful storage.

The garden is accessed from the dining room via a storeroom and opens onto an inviting terraced dining area. A mulberry tree has been planted to provide natural shade, making this a delightful space for outdoor meals while enjoying the peaceful setting.

On the first floor, the landing and two front bedrooms feature new laminate flooring, while the recently installed shower room and separate WC...