

Spacious home with garden, garage and bedrooms on ground floor and 1st level



INFORMATION

Town:	Nébias
Department:	Aude
Bed:	5
Bath:	2
Floor:	209 m2
Plot Size:	770 m2



IN BRIEF

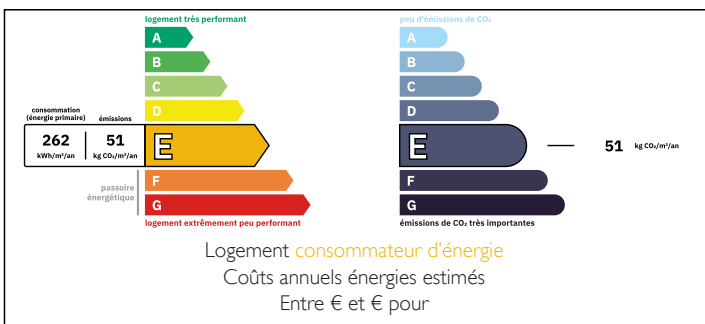
Nestled in the charming village of Nébias, this inviting home welcomes you in a calm cul de sac. It has a spacious garden and terrace, offering breathtaking views of the surrounding hills and forest.

Inside, the main level features a bright and expansive open-concept living and dining area, perfect for both relaxing and entertaining. A modern, well-appointed kitchen sits conveniently across the hall. This floor also includes two comfortable bedrooms and a full bathroom with a bathtub.

Upstairs, a versatile loft provides an ideal second living space, office, or retreat. The upper level also boasts a generous primary bedroom, an additional full bathroom with a luxurious garden tub, two smaller bedrooms, and ample closet space throughout.

This property combines comfort, space, and scenic beauty—perfect for enjoying peaceful countryside living.

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

Discover this family home located in a residential area of the village of Nébias, offering beautiful views over the Puivert plateau. A relaxing setting, perfect for nature lovers, just 10 minutes from Quillan and the Haute Vallée de l'Aude.

This charming property features a large terrace, a garden, a garage, and a bright living space with a fireplace, including a lounge, dining area, and bar. You will enjoy the proximity to the Pyrenees and the Plateau de Sault, with plenty of space to host friends, guests, or family.

Surrounded by nature and hiking trails, the house is just 5 minutes from Puivert, its Cathar castle, and its airfield, and approximately 1 hour from Ax-les-Thermes. Toulouse is about 1 hour 30 minutes away, Carcassonne 1 hour, and the beaches near Perpignan around 1 hour 40 minutes.

Located in the heart of the Puivert plateau, the village of Nébias offers a peaceful lifestyle between mountains and unspoiled nature. Known for its famous Green Labyrinth and enchanting landscapes, it stands out for its authenticity and unique atmosphere. The Aude region, rich in Cathar history, vineyards, and spectacular scenery, provides an ideal setting for both a primary residence or an investment property.

On the ground floor, the house offers a spacious living room with fireplace and bar, a separate kitchen, a bathroom, separate toilet, and two bedrooms. Access to the utility room and garage is via the kitchen. The large south-facing terrace runs along the living area and...

LOCAL TAXES

Taxe habitation: EUR

NOTES