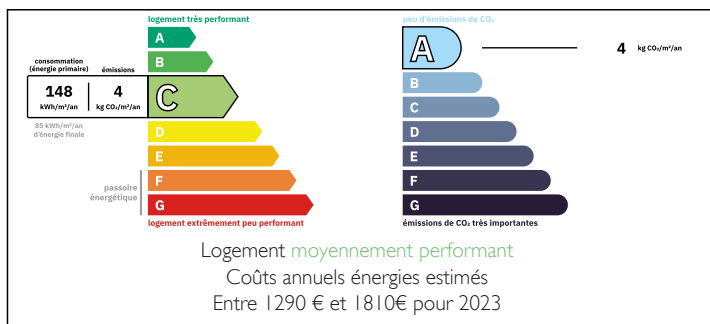


Modern Architect Villa with Mediterranean Garden, Panoramic Views of Carcassonne & Independent Guest Suite



ENERGY - DPE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	3
Floor:	130 m2
Plot Size:	1670 m2

IN BRIEF

Occupying an elevated position with spectacular panoramic views over the medieval city of Carcassonne, the Canal du Midi and the Pyrenees, this fully renovated architect-designed villa offers spacious accommodation over three levels.

The property comprises 4 bedrooms plus an independent guest suite, ideal for extended family, visitors or holiday rental. Bright living areas open onto generous terraces overlooking a beautifully landscaped Mediterranean terraced garden.

Additional space includes a large workshop, wine cellar, garage, technical room and extensive storage, offering excellent flexibility for hobbies, a home office or future conversion (subject to permissions).

The property also benefits from a garage, covered parking for two vehicles and additional off-road parking.

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

Enjoying an elevated setting with breathtaking panoramic views over the medieval city of Carcassonne, the Canal du Midi and the Pyrenees, this beautifully renovated architect-designed villa offers generous accommodation arranged over three levels, complemented by extensive ancillary space and a landscaped Mediterranean terraced garden.

Ground Floor

The entrance hall leads to a hallway serving three bedrooms of approximately 10 m² each, two of which benefit from built-in wardrobes/dressing areas. This level also includes a modern shower room, a separate WC and an integral garage with direct access to the house.

Intermediate Level

The heart of the home is a bright and spacious 36 m² open-plan living and dining room, featuring a pellet stove and opening onto a large covered terrace, perfectly positioned to enjoy the spectacular views.

The fully fitted and equipped kitchen is both practical and stylish. This level also offers a 14 m² bedroom with built-in wardrobe/dressing area, a shower room with walk-in shower, a utility room, a pantry and a separate WC.

A second entrance provides direct access to the covered parking area and exterior courtyard, making day-to-day living particularly convenient.

Garden Level

The lower level provides excellent flexibility and additional accommodation.

A 31 m² independent workshop offers outstanding potential for conversion into a home office, gym,

LOCAL TAXES

Taxe foncière: 4045 EUR

NOTES