

Trèbes - Spacious family home within walking distance to the Canal du Midi.



INFORMATION

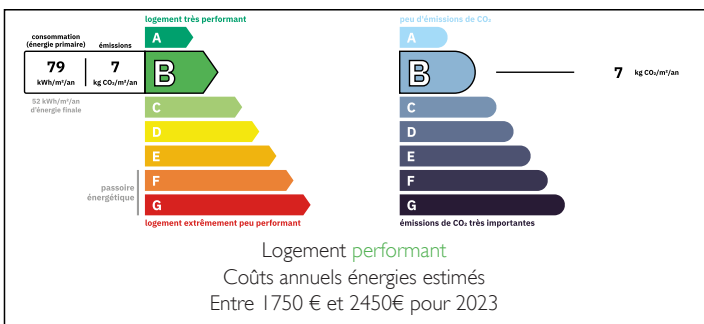
Town:	Trèbes
Department:	Aude
Bed:	5
Bath:	3
Floor:	223 m ²
Plot Size:	1100 m ²



IN BRIEF

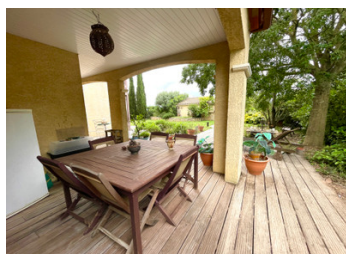
Built in 1999, a 4 bedroomed family home with a studio, enclosed garden, garage and hot tub. Up above the village, the property is light and spacious with views across to the Alarics.

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

As you go up the hill from the Canal, you find this 4 bed roomed house with a studio within walking distance to the centre of the village.

As you enter the property you are presented with a large, spacious, open plan living space. To the end you have a fully fitted kitchen with sliding doors out on to the covered terrace. There is also a pantry which has access to the garage.

From the main living area is a library, with picture windows, oodles of light, a sanctuary of cosiness.

From the entrance hall, you have the coin du nuit, where you will find 3 bedrooms, family bathroom and separate wc.

Upstairs is the main suite: bedroom with ensuite shower & wc, dressing and from the bedroom is the hot-tub in a conservatory, with fantastic views to the Alarics and the Pyrenees.

To the side of the house is a studio with kitchen and shower room and a terrace – perfect for additional accommodation, office or treatment room.

In the garden is a summer kitchen (with a water tank) / store room with a hidden wine cave, and terraced bar area.

Double garage, carport, parking, electric gates. The property is fully enclosed.

Location:

Trebes is 10 minutes from Carcassonne on the Canal du Midi. It has some great restaurants along the canal. The main route through the village has all your daily needs to hand as well as 2 supermarkets and a bricolage on the outskirts. Carcassonne is your nearest for trains...

LOCAL TAXES

Taxe foncière: 3642 EUR

Taxe habitation: EUR

NOTES