

Spacious Occitanie home with independent studio and buildable land.

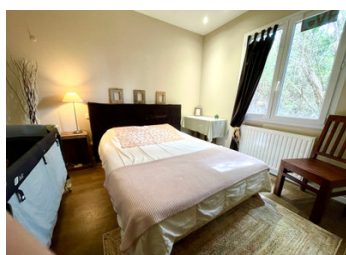
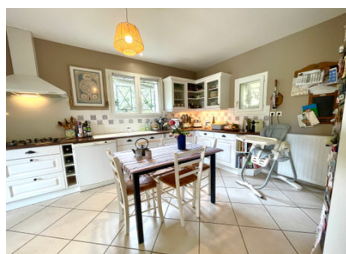


INFORMATION

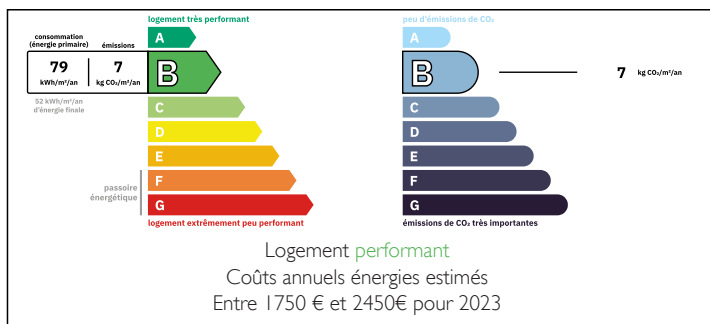
Town:	Trèbes
Department:	Aude
Bed:	5
Bath:	3
Floor:	223 m2
Plot Size:	1716 m2

IN BRIEF

Nestled on the hillside above the famous Canal du Midi, this spacious 4-bedroom family home with independent studio offers the perfect combination of comfort, flexibility, and South of France lifestyle. Located within walking distance of the village centre and local amenities, the property enjoys panoramic views towards the Alaric mountains and the Pyrenees, while benefiting from privacy, generous living space, and additional constructible land of 616m².



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: 3642 EUR

NOTES

DESCRIPTION

The property opens into a bright and expansive open-plan living area, ideal for modern family living and entertaining. The fully fitted kitchen features sliding doors leading onto a covered terrace, creating seamless indoor-outdoor living. A pantry with direct access to the garage adds practicality and storage.

A separate library/snug with large picture windows provides a cosy retreat filled with natural light, perfect as a reading room, home office, or quiet lounge.

The ground floor "coin nuit" includes three spacious bedrooms, a family bathroom, and a separate WC, making the layout ideal for family life or visiting guests.

Upstairs, the principal suite offers a private sanctuary complete with dressing room, ensuite shower room, and WC. The adjoining conservatory houses a hot tub where you can relax while enjoying the countryside and mountain views.

The independent studio apartment, with its own kitchenette, shower room, and private terrace, offers excellent potential for guest accommodation, holiday rental income, a professional office, or wellness/treatment room.

Outside, the beautifully arranged garden includes a summer kitchen, storage room with hidden wine cellar, and a terraced bar area designed for entertaining and enjoying the Mediterranean climate.

The added bonus of the constructible terrain (616m²) gives you endless possibilities whether you are looking to build additional accommodation, add a swimming pool or utilise it as further garden.

Ideally situated close to the Canal du Midi, Carcassonne, and transport links, this versatile property is perfectly suited as a permanent residence, holiday home, or investment opportunity in the South of...