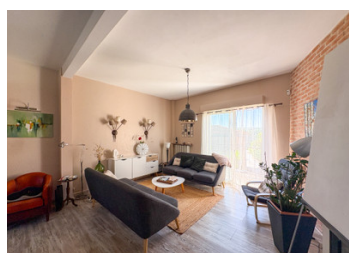
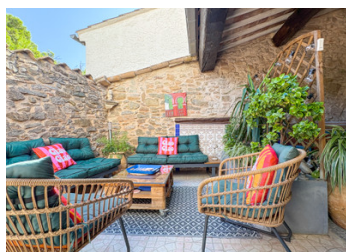
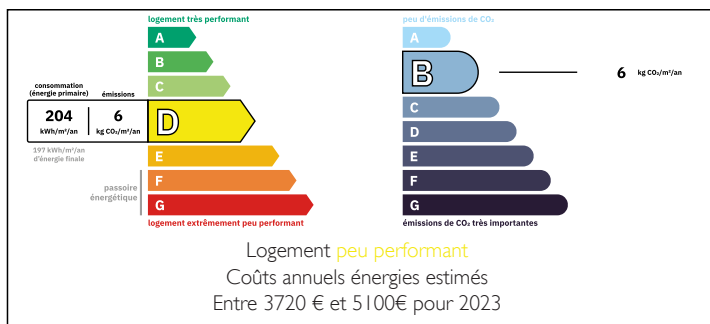


## Elegant Character Townhouse with Garage, Roof Terrace & Jacuzzi in the Heart of the Corbières

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Castelnau-d'Aude |
| Department: | Aude             |
| Bed:        | 5                |
| Bath:       | 2                |
| Floor:      | 214 m2           |
| Plot Size:  | 174 m2           |

## IN BRIEF

Located in the heart of the charming village of Castelnau-d'Aude, this elegant character townhouse perfectly combines authentic Corbières architecture with modern comforts.

Arranged over three floors, it offers generous, light-filled living spaces including five bedrooms, two bathrooms, a separate fully equipped kitchen and several WCs.

Outside, a superb 50 m<sup>2</sup> terrace has been designed for summer living, complete with a jacuzzi, outdoor kitchen and built-in barbecue.

A 100 m<sup>2</sup> garage with electric door in the basement provide exceptional storage and workshop space.

The property is presented in excellent condition, benefiting from roof insulation and a refurbished façade (2020), double glazing, a central pellet boiler,

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: 1044 EUR**

## NOTES

## DESCRIPTION

Behind its elegant period façade lies a beautifully proportioned 214 m<sup>2</sup> character home, where authentic French architecture blends seamlessly with modern comforts and exceptional entertaining spaces.

Arranged over three floors, the property would make a wonderful family home, holiday residence or boutique bed and breakfast.

### Ground Floor

A short flight of steps leads to the main entrance, opening into a welcoming central hallway measuring 11.8 m<sup>2</sup>, which provides access to the principal reception rooms.

To the right is the bright 35.6 m<sup>2</sup> living room, featuring high ceilings and a pleasant balcony overlooking the rear of the property.

To the left, the fully equipped 22.4 m<sup>2</sup> kitchen offers ample space for family dining.

From the kitchen you have direct access to:

the magnificent 50 m<sup>2</sup> roof terrace;  
the large basement garage.

Designed for outdoor entertaining, the terrace includes:

a jacuzzi,  
outdoor kitchen,  
built-in barbecue,  
plenty of space for dining and relaxing.

A separate WC completes this level.

### First Floor

The spacious landing leads to the main sleeping accommodation.