

Beautifully renovated house with stunning panoramic countryside views to the Pyrenees mountains.

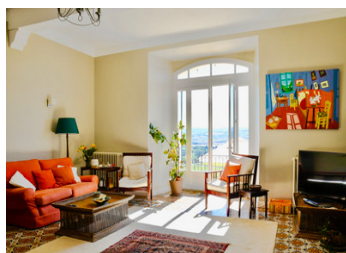
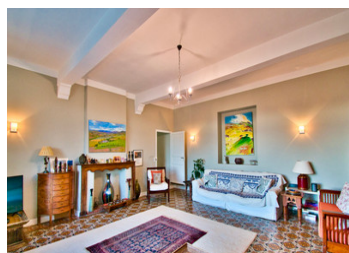
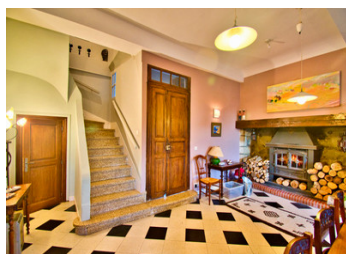
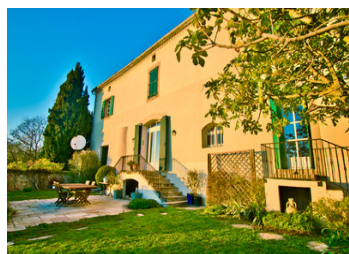


INFORMATION

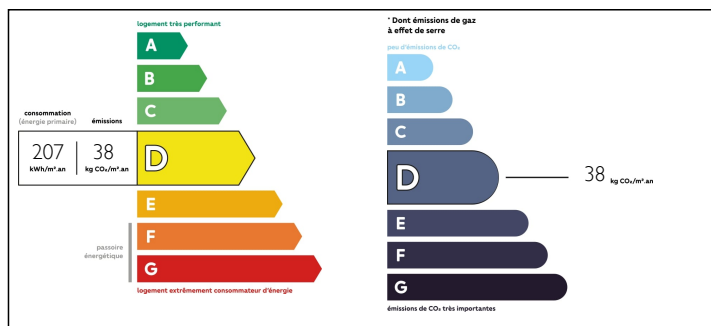
Town:	Pauligne
Department:	Aude
Bed:	5
Bath:	3
Floor:	261 m2
Plot Size:	22968 m2

IN BRIEF

A once in a lifetime opportunity to purchase this magnificent home in the sun-kissed South of France, with far reaching unobstructed views over the surrounding countryside. A bonus infinity pool and summer kitchen (11x5m2), plus beautiful gardens, makes this house a must view for the discerning buyer.

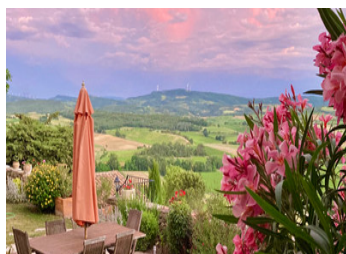


ENERGY - DPE



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 magnificent historical property, meticulously presented and situated in a small hamlet which was previously a wine domaine. This is an exquisite property for those craving a private retreat, without being isolated.

There is a double entrance into the house, with the second leading to a functional utility room to the left. Straight ahead is the entry to the cosy dining/living area which has a large wood burning stove, beautifully tiled floors and views across the countryside. To the left is a functional modern kitchen with a small breakfast nook and utility room.

Also in the dining room is a marble staircase leading to the first level, plus an entry door to the large lounge area.

The lounge has french doors opening onto a double sided staircase which takes you to a paved terrace, infinity pool, summer kitchen and garden - all overlooking the stunning views.

Off the lounge is a landing doubling as an office area, and a shower room/WC. Wooden stairs from the landing lead down into a living area with french doors that access the garden, terrace and pool. This part of the house, when accessed through the french doors, could be a self contained studio apartment, with the addition of a small kitchenette, but is currently used as a TV room.

Back in the dining room, the marble staircase winds up to the first floor with it's wide hallways. At one end, a glorious...

LOCAL TAXES

Taxe foncière: 3500 EUR

NOTES