

Alluring Stone Character Property with Garden and Swimming Pool in a Peaceful Village in the South of France



INFORMATION

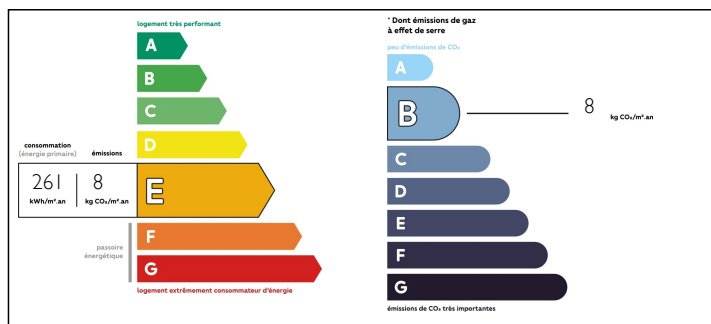
Town:	Couffoulens
Department:	Aude
Bed:	5
Bath:	3
Floor:	221 m2
Plot Size:	338 m2

IN BRIEF

Located just 10 minutes southwest of Carcassonne and close to Limoux, you'll find the charming & peaceful village of Couffoulens. This beautiful two-story character property features 5 bedrooms, a mammoth-sized garage, a heated swimming pool (salt) and a magnificent split-level garden with a terrace. What makes this house so special is that not only is it move-in ready for a full-time home, but the garden is very easy to maintain, making it the perfect lock-up-and-leave property for anyone interested in a holiday home.



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: 1855 EUR

NOTES

DESCRIPTION

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Entering the main door of the house, you'll be invited into the first of this home's three living spaces (42m²). There are 2 sets of stairs, and this room features a fireplace with a wood-burning insert. The door on the left leads to a hallway, meaning this house features a fabulous circular flow. Continuing straight, you'll be invited into the gorgeous fully equipped kitchen (12m²) loaded with sunshine. Next you will find an exquisite living room and dining room area with beautiful stone walls and rustic wooden beams. There is a door that leads out to the main terrace and the swimming pool giving you a perfect place for outdoor entertaining with friends and family. There is a white door that leads to a hallway (4.5m²) with a WC (1.6m²) and to an enormous garage (51m²). There is even a storage space within the garage perfect for stocking wood or other materials (9.1m²).

Heading back to the main living area where you entered, head up the stairway the closest to the kitchen and you'll be allured by the third sitting area (24.3m²).

The first of 5 bedrooms (11.8m²) in this house has an ensuite bathroom (8.4m²) with a bathtub, a shower,...