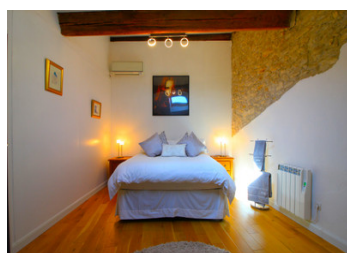
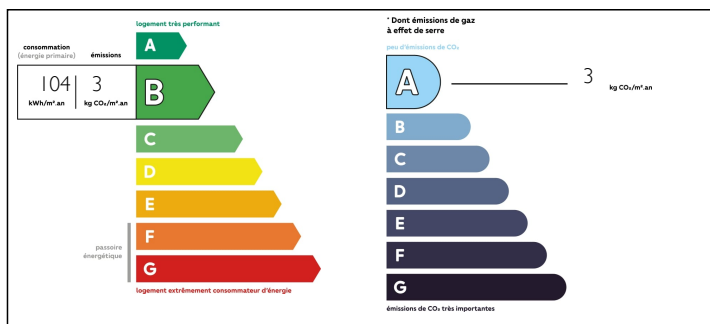


Fabulous luxury 5 bedroom village 229m2 property including separate apartment and roof terrace



ENERGY - DPE



INFORMATION

Town:	Saint-Marcel-sur-Aude
Department:	Aude
Bed:	5
Bath:	3
Floor:	229 m2
Plot Size:	20 m2

IN BRIEF

Nestled within the heart of this village, this exquisite five-bedroom property has been meticulously renovated to offer the epitome of luxury living. With a seamless blend of sophistication and comfort, Step through the door and be greeted by an inviting two-bedroom guest apartment with spacious lounge, a sleek fitted kitchen .Walk-in shower . Ascend to the first floor to discover a spacious lounge area with exposed stone walls and a cozy wood burner, flowing effortlessly into a refined kitchen equipped with top-of-the-line appliances. Luxury Bathroom. Venture onto the roof terrace, a perfect retreat for outdoor relaxation As you ascend to the second floor, you have a good-sized master bedroom plus dressing area and ensuite bathroom, accompanied by two additional well-appointed bedrooms. To truly appreciate the allure of this magnificent property, a personal viewing is highly recommended. For further insight into its charm, additional photographs are available...

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: 2364 EUR

NOTES

DESCRIPTION

Property Description:

Experience luxury living in this meticulously renovated residence. Boasting modern features throughout, including reversible air conditioning, electric radiators, two wood burners for cozy evenings, well-insulated, double-glazed windows and doors plus electric shutters. The property is illuminated by energy-efficient LED lighting and showcases stylish tiled flooring.

This property has an excellent energy rating

Location Highlights:

Nestled within a vibrant village, this home offers an array of conveniences such as supermarkets, medical facilities, a bakery, dentist, bars, restaurants, and a pizzeria. Its strategic location places it just 9km from Narbonne and a mere 28km from the breathtaking Mediterranean beaches.

Discover unparalleled access to major airports, with Montpellier, Toulouse, Béziers, Perpignan, and Carcassonne all within easy reach. Moreover, the property benefits from excellent connectivity, with the TGV offering swift journeys from Narbonne to Paris in just over 4.5 hours, making exploration of this captivating region effortless.

Property Measurements:

Entrance: 5.35m²

Apartment:

Lounge: 28.60m²

Fitted Kitchen: 25.20m²

Shower Room: 4.35m²

Bedroom 1: 13.05m²

Bedroom 2: 10.25m²

First Floor:

Lounge with Wood Burner: 40m²

Fitted Kitchen with Integrated Appliances: 25.50m²

Terrace with Brick Built BBQ: 20m²

Hallway: 2.40m²