Click to view MFH-MSA89414

# **Surprising Village House with Rooftop Pool**

Cavanac, Aude, Occitanie



€262,000

inc. of agency fees

**5** Beds **2** Baths **127** sqm

Looking for a character property you can customise to your taste in swouthwest France? This unique home with authentic charm is perfect for you!

## At a Glance

**Reference** MFH-MSA89414 **Near to** Carcassonne **Price** €262,000

Bed 5 Bath 2 Hab.Space 127 sqm

Pool Yes Land Tax N/A

**Property Description** 

Located in the heart of a charming village with shops and amenities just a short walk away, this characterful stone-built house offers 127 sq.m of living space across two levels, plus numerous additional areas ripe for conversion. Imagine transforming these spaces into a guest house, game room, office, workshop, or whatever suits your lifestyle. The location is ideal, just 7 minutes from Carcassonne, 5 minutes from a renowned golf course, and 10 minutes from the Medieval City.

The ground floor features an entrance hall, one bedroom, two additional rooms perfect for offices or extra bedrooms, a shower room, a separate WC, a laundry room, a cellar, and generous storage spaces. *Upstairs*, you'll find a friendly kitchen and dining area, two bright living rooms, and a summer kitchen on a covered rooftop terrace with a built-in BBQ.

Outside, a concrete pool (8 x 3.60 m) sits on a Tropezian-style terrace with stunning views of the Montagne Noire. There's also an additional room above one of the garages, ready to be converted into a gym, guest room, playroom, or more.

This property boasts a heat pump heating system, vermiculite (cork) insulation, a double-sided open fireplace, a shared well, three garages, two private parking spaces, and ample storage.

# The Accommodation

# The ground floor

- entrance 5.72 sqm
- office or bedroom 1 9.39 sqm
- bedroom 2 12.06 sqm
- independant toilet 1.47 sqm
- corridor 7.13 sqm
- bathroom 5.10 sqm

- bedroom 3 or office 8.81 sqm
- cellar 6.59 sqm

## The first floor

- landing 14 sqm
- living room with double sided open fireplace 21.25 sqm
- tv room or other 9.23 sqm
- kitchen 5.8 sqm
- bathroom 5.80 with independant toilet
- beroom 4 10 sqm
- bedroom 5 8.80 sqm
- spare room or Summer dining room 10 sqm

## **Outside**

- BBQ area with covered terrace 25 sqm
- easy maintenance
- pool 8X3.6m
- garage 1 38 sqm
- garage 2 27 sqm
- garage 3 21 sqm one could be a work shop
- court 68 sqm
- 2 parking spaces in the street and private!
- wine cellar 6 sqm
- other spare room 32 sqm

# The Area and Access

- Center of the village, easy to go to restaurant in château at 1 minute walk
- Carcasonne at 5 minutes with its beautiful golf course
- Carcassonne airport at 12 minutes

While some renovation work is needed, this presents a fantastic opportunity to add value and create your dream home in a prime location.

#### **Environment & Surroundings And Before You Ask** Near South Exposure: Airport/Ferries? Familial Reason for selling: Near to Shops? reasons Near to Schools? Good Condition of Roof: condition Public Transport? Connected Near to a Golf Drainage: to mains Course? town system Mountain View?

**Summary** 

Property type: Village house

Bedrooms: 5

Bathrooms 2

Price €262,000

**Key Information** 

Internal Area: 127 sqm

2

1

Floor: 2

How many

Outbuildings:

Number of

Fireplaces:

Property Features:

Village house

close to

amenities

• golf at 5 minutes

rooftop pool

lovely terrace

and Sun bathing

area

great potential

parking space

Has a Wine Cellar Yes

Has an Office /

Study?

Has a Terrace? Yes

Yes

Swimming Pool? Yes

Has

Yes ADSL/Broadband?

**Location: Occitanie** 



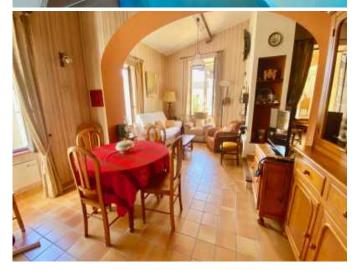
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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

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## S. and L. BROWN



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